



DEPARTMENT OF THE AIR FORCE
HEADQUARTERS SPACE AND MISSILE SYSTEMS CENTER (AFMC)
LOS ANGELES, CA

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Dear Interested Developer

The Space and Missiles Systems Center (SMC) at Los Angeles Air Force Base (LAAFB), California is considering the conveyance of a large portion of LAAFB's existing real property in exchange for build-to-suit completion of new facilities on a portion of the remaining property, or alternatively, on property near LAAFB. The Air Force is pleased to issue a Request for Proposal (RFP) to select a developer for the project named the Systems Acquisition Management (SAMS) Complex. Release of this RFP initiates Phase I of a three part process, details of which are contained in Appendix D of the RFP. For a brief overview of the project, see the Executive Summary provided with the RFP.


In April, the Air Force requested questions and comments on the draft solicitation. Answers to these questions are posted on the SAMS website. As a result of these comments, the RFP has been revised.

To assist preparation of proposals, attention is directed to the following key points:

- a. This project contains a unique opportunity with a variety of objectives and challenges. As such, the Air Force seeks innovative approaches that result in reasonable deals for both parties. Therefore, unless an approach is expressly excluded by law, regulation, or the RFP, assume the Air Force will consider all proposals.
- b. The cities of Hawthorne and El Segundo are enthusiastic partners with the Air Force on this project. Both have promised to do whatever they can to ensure success. Offerors are advised to work with the planning offices of both cities.
- c. The Air Force is pursuing initiatives with the state and county to identify means to defray certain costs for the project. As the information becomes available, the website will be updated. Offerors are encouraged to pursue any similar avenues.
- d. Absolute minimum cost to the Air Force, except for conveyance of the properties, is a significant objective of the SAMS project.

We appreciate your helpful comments to the draft RFP and your interest in this exciting project.

Sincerely


BRIAN A. ARNOLD
Lieutenant General, USAF
Commander

EXECUTIVE SUMMARY

The Space and Missiles Systems Center (SMC) at Los Angeles Air Force Base (LAAFB), CA is considering undertaking the conveyance of a large portion of the LAAFB's existing real property to a selected developer in exchange for that developer's build-to-suit completion of new facilities for the Air Force on a portion of the LAAFB remaining property or alternatively on property near the base. The existing properties at LAAFB total approximately 113 acres and are located in El Segundo, Hawthorne and Sun Valley, California. The two properties in El Segundo, referred to as Areas A and B (96 acres) and the Hawthorne holdings, Lawndale Annex, (13 acres) are well located near the junction of Interstates 105 and 405, in a sub market with few large blocks of ground currently available. They offer most promising prospects for long-term growth. The intent is to convey the Area A, Hawthorne, and Sun Valley holdings to a private developer who will build new facilities on/nearby Area B.

The Air Force expects that the selected private developer can generate a significant level of private sector funding toward the cost of consolidating Air Force space at Area B or elsewhere. It is projected that over 2 million SF of private office, hotel, retail space and parking could be built at Area A and Lawndale Annex. These developments could be built at a floor area ratio well below what is permitted by local governments. Hence, if a private developer is able to capture more development, it could be accommodated without breaching local government regulations and could result in greater financial returns to benefit the Air Force in this Systems Acquisition and Management Support (SAMS) complex initiative.

The Air Force expects that by using this approach, and in cooperation with the two local governments affected - the cities of El Segundo (Area A) and Hawthorne (Lawndale Annex) - some of the tax revenues generated by the private developments will be used to support financing mechanisms that could also significantly aid in closing any gap between the cost of providing the Air Force's new facilities and the value of the land conveyed by the Air Force to the selected developer. If there is such a gap, the larger it is, the more difficult it will be to proceed with this transaction. The local governments of El Segundo and Hawthorne are enthusiastic about the positive impact this project will have on their respective communities. Offerors are encouraged to contact the planning offices of both cities.

The Air Force may lease back, for up to ten years, the new facilities in order to finance any gap in the market value of the real property to be conveyed and the new facilities, but the Air Force must be vested with all right and title to the new facilities at the end of the lease period. However, a lease back to the Air Force would be subject to OMB scoring rules and is therefore unattractive from a budget perspective for the Air Force.

The process of selecting a developer consists of three distinct phases. Phase I will allow the selection of those Offerors who demonstrate the highest probability of success. Based on the Phase I Offeror submittals, the Air Force intends to select no more than five fully qualified developers to compete in Phase II. Upon review of Phase I submittals, the Air Force may choose to continue, amend, or cancel this solicitation. Phase II of the selection process constitutes a Business Proposal to the Air Force for the actual execution of the project. The Air Force expects to award the project under Phase II to the selected developer in calendar year 2002. **Although information is provided regarding Phase II requirements (draft), at this time we are only**

EXECUTIVE SUMMARY

requesting submittals for Phase I. Phase III consists of resolution of the project's administrative details and the closing. In no case will the Air Force reimburse Offerors for the cost of submitting a proposal in any Phase.

For Phase II, the source selection strategy for the SAMS Complex project is to use a streamlined, trade-off selection methodology that allows maximum flexibility in proposal development while encouraging innovative solutions. Under this process, the Air Force will consider tradeoffs among cost or price and non-cost factors and may, at its discretion, award to or select other than the lowest priced Offeror or other than the highest technically rated Offeror. The Air Force will determine the best value based on an integrated assessment of technical and financial strategy factors, cost to the Air Force, as well as past performance and proposal risk. However, cost to the Air Force will be the most important evaluation factor.

Issuance of this solicitation initiates Phase I of the multi-phased solicitation approach. **Phase I proposal submittals are due not later than 3:00 p.m. on 10 Sep 01.** Offerors are instructed to refer to Appendix B of the RFP for important notices and proposal instructions. Offerors are cautioned to examine the complete solicitation package including all appendices.

Offerors are advised that the Air Force will not reimburse any proposal preparation costs.

Questions concerning the RFP shall be directed to Ann Justice, Business Representative, (310) 363-0832, or Lt Col Aaron Bridgewater, Program Manager, (310) 363-2481. E-mail address smcxpx@losangeles.af.mil

**LOS ANGELES AIR FORCE BASE
SAMS INITIATIVE REQUEST FOR PROPOSALS (RFP)
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INTRODUCTION

The process of selecting a developer for the SAMS project consists of three distinct phases. In Phase I, the Air Force intends to select no more than five fully qualified developers who demonstrate the highest probability of success. Phase II of the selection process constitutes a Business Proposal to the Air Force for the actual execution of the project. Phase III consists of resolution of the project's administrative details and the closing. Please review **Appendix D**, Source Selection Process, for detailed information.

SAMS PROJECT - STATEMENT OF OBJECTIVES

The objective of the SAMS project is to exchange up to 57 acres of LAAFB real property for a approximately 580,000 sq ft of quality office space, with absolute minimal cost to and investment by the Air Force.

To assist Offerors in preparing proposals, and to facilitate understanding of the SAMS project, the following Statement of Objectives is provided below. Detailed performance requirements of the project are defined in Appendix A.

- Provide facilities for missions currently located on Area A and the Lawndale Annex
- Provide our people safe, excellent, smart facilities with low Operations and Maintenance costs in compliance with specifications resulting in the following capabilities and characteristics while maintaining SMC corporate integrity:
 - Seismic and life safety-secure facilities
 - Maximize facility flexibility (“team friendly” open office layout)
 - Quality environment including maximizing natural light and air circulation
 - Maximize green areas, landscaping and open areas
 - Integrate pedestrian areas, plazas, & exterior appurtenances with facilities
 - Environmentally responsible
 - Pre-wired for state of the art communications
 - Minimize ground footprint of new facilities while minimizing cost of construction
 - Provide adequate parking and maximize traffic flow
 - Incorporate force protection/anti-terrorism design into all facility elements
 - Provide flexible workspace that facilitates future growth and changes
- Consolidate Los Angeles AFB to reduce operating costs, including, but not limited to:
 - Reduce overall cost of real property maintenance
 - Minimize cost of infrastructure while maximizing performance, service and quality requirements
 - Minimize external facility maintenance requirements while maximizing performance, service, and quality requirements
 - Maximize roof utility, minimize roof replacement

SAMS PROJECT ALTERNATIVE APPROACHES/DELETIVE ITEMS

The financial feasibility of the overall project is the Air Force's primary concern. To allow for the greatest equity in the land exchange the Air Force is willing to entertain the following alternative approaches and deletive items that will enhance this purpose. (This is not an all inclusive list and is not intended to restrict areas for developers to creatively consider and propose.)

Leases

The Air Force's preference is to convey properties (Area A, Lawndale Annex and Sun Valley) and obtain replacement facilities at no additional cost above fair market value of real property to be conveyed rather than leasing back any new facilities. However, subject to the limitations specified in Public Law 106-398, Defense Authorization Act for FY 2001, Sec. 2861, the Air Force is willing to consider a leaseback of the new facilities to the Air Force for any period up to ten years.

Lawndale Annex

In order to enhance the value of the real property to be exchanged, the Air Force will consider proposals that require the Air Force to vacate building 80 (bldg 80) in advance of occupying replacement facilities. In the event the Air Force was to vacate the building early, it would require a minimum of 120 days notice. However, if the developer believes there are advantages to the Air Force retaining title, the Air Force is willing to consider retaining the property until such time as deemed mutually beneficial to both parties.

Sun Valley

The Air Force will consider conveying the Sun Valley property immediately upon signing a contract of sale by the parties. However, if the developer believes there are advantages to the Air Force retaining title, the Air Force will consider retaining the property until such time as deemed mutually beneficial to both parties.

Area A

The Air Force will consider allowing commercial development of portions of Area A prior to completion of the replacement facilities provided current missions can be accommodated.

Alternate Sites

Replacement facilities not located on Area B will be considered, however corporate integrity with the Aerospace Corporation and support facilities on Area B is important to the Air Force. The cost advantage to the Air Force of such an exchange must be significant to offset the loss of corporate integrity.

Area B

The developer may propose siting options in Area B that deviate from those provided in Appendix A.

Scenario #1. In the Air Force developed siting plan, the Air Force assumes the child development center (buildings 207 & 208), Base supply (building 240), and the AAFES gas station (building 235) will be demolished by the SAMS developer. The Air Force will favorably con-

sider siting option alternatives that will absolutely minimize Air Force investment in the land exchange by eliminating the need to demolish and/or replace these facilities.

Scenario # 2. Developers are encouraged to propose project siting options that add value to the project. As such the Air Force is willing to entertain demolishing building 219 earlier than scheduled. However, this could require Air Force functions to be relocated to temporary space (such as GSA leased offices) until replacement facilities are available (if not by the SAMS project, then by a future military construction project). Benefits of such a proposal must be sufficient to offset lease, moving or other costs incurred by the Air Force. Also, a MILCON project that will replace Building 219 may be accelerated to fiscal year 2002. Should this occur the Air Force will be willing to accept construction phasing options that add value to the land exchange.

GSA Contracts

If advantageous to the developer the Air Force will facilitate for the developer the purchasing of systems furniture under a GSA contract. Under such an arrangement the systems furniture will be considered developer provided furniture. The Air Force considers the systems furniture an integral component of the facility with preference for a turnkey project (i.e. even if the Air Force facilitates the use of a GSA contract we want the developer to manage the delivery and installation)

Parking Alternatives

The maximization of surface parking versus parking in a structure may be better for both cost and esthetic reasons. As such, the Air Force will favorably view the acquisition of land adjacent to Area B to offset the size of the parking structure as it mitigates cost and enhances esthetics.

RV Storage Lot Requirement

The SAMS project requires construction of an RV storage lot at Los Alamitos Army Air Field, which is approximately 25 miles south east of Los Angeles AFB. The lot will require paving, a perimeter chain link fencing (minimum 6 feet with 2-foot razor wire extensions), striping of pavement, and area lighting. Sites at Los Alamitos are generally level but unimproved. Construction of the lot will require a minimum amount of grading prior to the addition of base course and asphalt paving. The Air Force may adopt this construction alternative, modify the scope to fit a budget amount, or delete the requirement. The current book value of the Non-Appropriated Fund activities (Fam-Camp & RV Storage) is approximately \$150,000. The Air Force desires an RV storage lot of equal size to the existing lot (approximately 18,000 square yards) or the maximum size that can be constructed for \$150,000.

Additive/Deletive Items

The Air Force's goal is to acquire SAMS in a turnkey condition. However, should sufficient equity not exist in the land exchange or other incentives, the Air Force will consider providing funding or withdrawing certain items from the project. This section lists several potential additive/deletive items included in the SAMS project to be priced by the developer. The developer is also encouraged to provide further deletive options and value engineering proposal as necessary to ensure that there will be no cost to the government.

1. Value Engineer Communication Pre-Wiring.

Use CAT V through facility, only fiber optics where specified in Appendix A

2. Delete Softball Field.

As a bid base item, the developer should plan on constructing a softball field on Area B to replace the existing field at the Lawndale Annex. The field will include chain link fencing, back-stop, and automatic sprinkler system for the outfield. In addition, it is highly desirable to have a softball field available to the Air Force at all times through out the project. At a minimum the Air Force should be provided with a replacement field within six months of losing access to the field at the Lawndale Annex. Deletive #2 represents the cost savings for the developer of not including this item, with the Air Force utilizing city or county facilities.

3. Delete Pre-Engineered Metal Warehouse.

The Air Force will consider deleting the requirement for a pre-Engineered Metal Building.

4. Delete Raised Floor in Work Areas.

Rather than including the specified raised floor in the Appendix A, the developer will provide flooring systems found in comparable Class 'A' office properties.

5. Reduce SCIF space by 18,000SF.

The Air Force will consider reducing the amount of SCIF space by 18,000SF.

Deleted items 6 - Club Ballroom, 7 - Reduce Conference Space 5,000 SF, and 8 - Reduce Conference Space an additional 5,000 SF and renumbered.

6. Value Engineer Building Systems.

The Air Force will consider the cost savings from the value engineering of building systems and finishes such as HVAC, elevators, landscaping, tenant interiors, lobbies, etc. listed in Appendix A. The developer is expected to use creativity and innovative approaches to maximize the cost savings from this approach. The developer will list and describe in detail several options for such cost savings, and the Air Force reserves the right to select all, some, or none of these options for the final proposal.

7. Systems Furniture.

The Air Force will consider deleting the requirement for systems furniture from the developer's scope of work

8. Communications Switch.

The Air Force will consider deleting the requirement for a communications switch. Be advised that local municipalities are pursuing grants for this item.

9. Exterior Communications Plant.

The Air Force will consider deleting the requirement for an exterior communications plant. Be advised that local municipalities are pursuing grants for this item.

10, 11. AAFES Service Station Alternatives.

As currently envisioned the LAAFB gas station is in the footprint of the proposed parking structure. The developer may consider reconfiguring the SAMS facilities to accommodate the gas station in its current location or demolish it and/or replace it. In the proposal process the Air Force is requesting pricing data to cover the options of a) demolishing the current gas station without replacing it (*additive/deletive #14*), b) adapting the siting of the SAMS Complex to accommodate the gas station in its current location (*No deletive—base bid item*), and c) demolish and replace the gas station on Area B (*additive/deletive #13*). The Air Force will use pricing data provided from the developer to make a decision. Option a) is the least desirable and option c) is the most desirable by the Air Force. However, the financial feasibility of the overall project is the Air Force's primary concern.

SAMS PROJECT SCHEDULE

Phase I proposals must be submitted by the date specified in Appendix B, Basic Instructions to Offerors, Instructions for Proposal Information and Notices to Offerors. (Phase II proposals will be requested from selected Offerors at the conclusion of Phase I.)

In preparing said proposal, the Offeror is advised that the performance period specified for completion of the SAMS project is as follows:

- The required performance period for this project is completion of the new facilities in no more than 38 months (from the effective date of the Purchase and Sale Contract).
- The Offeror is required to organize the construction and demolition requirements associated with this project and coordinate it with the Air Force, in order to provide minimum disruption to all Air Force employees.

STATUTORY REQUIREMENTS FOR GOVERNMENT TRANSACTIONS

Government transactions are subject to statutes in addition to those applicable to non-Government ventures, including but not limited to the following:

STATUTE TITLE

18 USC 874 and 40 USC 276c Copeland Act
41 USC 423 Procurement Integrity
31 USC 1352 Payments to Influence Certain Transactions
40 USC 327 et seq. Contract Work Hour and Safety Requirements Act
40 USC 276a et seq. Davis Bacon Act
41 USC 10b Buy American Act – Construction
41 USC 601 et seq. Contract Disputes Act
10 USC 2692 Storage and Disposal of Toxic and Hazardous Material

BUSINESS ARRANGEMENTS:

Legal Instruments: The Air Force foresees the requirement for the execution of a number of documents, including but not limited to a Business Points Memorandum and a Purchase and Sale Contract. The official legal instruments will be written after the final agreement has been negotiated.

Timing for the Execution of the Legal Instruments: The Air Force will not enter into the Purchase and Sale Contract unless and until the Air Force has been given satisfactory evidence that the Selected Offeror has satisfied all of the conditions necessary for closing, established a firm closing date for its construction financing, and entered into a legally binding agreement for permanent financing.

PHASE I - SUBMITTAL REQUIREMENTS

INTRODUCTION

Offerors shall submit all proposal information in each of the volumes defined below. The proposal shall be broken out and submitted in volumes as follows:

VOLUME	VOLUME TITLE	PAPER COPIES (in addition to electronic version)	PAGE LIMIT
I	Executive Summary	Original plus 1	5
II	Past Performance	Original plus 1	20
III	Project Concept	Original plus 1	15
IV	Financial Strategy	Original plus 1	20
V	<u>Phase II Draft RFP Comments</u> <u>– NON-EVALUATED</u>	Original plus 1	Unlimited

1) **VOLUME I - EXECUTIVE SUMMARY**

Offerors will provide an Executive Summary of their Phase I proposal, and include information regarding the items below:

- a) Describe the Offeror and any teaming partners related to the SAMS project including the business/legal relationship(s). At a minimum discuss the following:
 - i) Participating firms/companies/organizations in terms of the roles, responsibilities, authorities and legal relationship of each to the team. In addition, please differentiate between the Offeror and team members.
 - ii) The company or development/management team with which the Air Force would enter into an agreement for the development, construction, ownership, operation and/or management of the proposed project.
 - iii) The size of staff and length of operation as a company, and provide a brief historical profile, for each organization comprising the team.
 - iv) Identify the individuals who will play a significant role in the proposed project, including those responsible for negotiating and executing agreements. Also, include consultants who will participate as members of the team.
- b) Discuss how Offeror's proposal will meet or exceed SAMS Project requirements.
- c) Describe the means in terms of equity, debt and land monetization that will fund the SAMS Project requirements.

2) **VOLUME II - PAST PERFORMANCE**

- a) Minimum Requirements. Describe a minimum of two projects, individual or phased development, completed within the last five (5) years, where the Offeror served as the pri-

mary developer. The two projects may consist of any combination of the following elements:

- 1) 500,000 SF of a mixed use development to include a phased development project; or
- 2) 500,000 SF of development of which 250,000 SF of which is office space; or
- 3) A re-use or re-development of an existing project meeting the above specified requirements.

Greater relevance will be given to a project consisting of mid-rise office buildings in a campus environment.

- b) Teaming Information. Provide teaming information regarding the above referenced past projects including designation of the prime contractor and the organizational structure related to management of the projects. A higher confidence rating is likely when past projects are comprised of the same teaming partners/**members** proposed for this project.
- c) Project Performance Parameters. In table format, show project, contract type, proposed and actual project cost at delivery/completion, proposed and actual delivery schedule.
 - i) Project Descriptions. Discuss dates, locations, development concepts, land uses, sizes, construction costs, roles of participants and the like. The inclusion of photographs is encouraged.
 - ii) Contract Type. Describe the contract type (fixed price, cost plus or some other type) or legal agreement related to cost.
 - iii) Cost Narrative.
 - (1) Discuss in detail the reasons for the differences between proposed and actual cost at delivery/completion, if any. Delineate between customer-requested changes and those under contractor control. Discuss how project was financed, the amount financed, name the lending institutions, and identify alternate forms of financing (including public support).
 - (2) **Provide credit references to demonstrate financial capacity for capital access, such as debt, equity. Discuss and describe the credit facilities associated with these projects. In addition, list the general guarantees/support, construction completion guarantees/support and credit support mechanisms for such credit facilities.**
 - iv) Schedule narrative. Discuss in detail the reasons for the differences between project proposed and actual schedule, if any. Discuss project management, how sub-contractors were managed, delineate between customer-requested changes and

those under contractor control, differing site conditions, architect/engineer roles and responsibilities, or other significant factors.

- d) Finished Facility Customer Assessment: Provide facility-owner/user points of contact (name, role, phone numbers) the Air Force can contact to validate the quality of the finished facility – overall customer satisfaction, quality of construction, maintainability, operating efficiencies, functionality of facility design, warranty issues, etc. Include as a minimum, someone responsible for the building phase as well as someone currently in facility management.
- e) Public Activity/City Relations. Provide local city government points of contact (name, role, phone numbers) the Air Force can contact to discuss the quality of the reputation and standing the developer/team has with the city in which the project was constructed.

Offerors may submit more than two projects. A developer demonstrating the same level of past performance as other developers but over a greater number of projects will be given greater consideration.

3) VOLUME III – PRELIMINARY SAMS PROJECT CONCEPT

Project Concept information shall be specific and complete. Proposals must be legible, clear and coherent. In this volume, address your proposed approach to meeting the requirements of each Subfactor, as well as the risks of your proposed performance in terms of project concept, performance, cost, and/or schedule and risk mitigation plans. Offerors are encouraged to submit innovations and/or enhancements that will add value to the project even though they are not identified herein as a basic requirement or desire. Any such innovation/enhancement will be subject to review and approval as to its merits.

- a) Project Siting and Design approach. Describe the overall concept for development and the approach to the project footprint, anticipated on "Area B" or on an alternative site, including architectural theme, and operations and maintenance of the proposed facilities in sufficient detail to demonstrate the extent, character and quality of the design envisioned.
- b) SMC Corporate Integrity. Describe how the project promotes integrated SMC and LAAFB mission activities and operations to include easy access and use of the Aerospace Corporation, the base clinic, fitness center, and other support functions for all LAAFB personnel.

If the new facilities are not located near the existing facilities, describe your approach to SMC Corporate Integrity.

4) VOLUME IV – FINANCIAL STRATEGY

- a) Financial Strength. Provide sufficient financial information to establish the net worth and/or liquid assets available to the company or development/management team for this project. This information shall be in the form of: 1) if a public company, provide an in-

dependently audited and certified financial statements for the last three (3) years or if a private interest, or other entity provide audited and certified financial statements and a balance sheet certified by the company's chief financial officer (CFO) for the last three (3) years showing assets and liabilities, including contingent liabilities itemized in accordance with generally accepted accounting principles, together with applicable notes; or 2) if a newly formed development entity or partnership provide balance sheets for the last three (3) years of all companies forming the newly formed entity or partnership certified by the individual company's CFO, (less than 3 years old), other evidence of financial strength and capacity.

The Air Force expects each Offeror to be able to fund the SAMS project fully out of its own resources (equity and debt) combined with any local government financial participation. Offerors must demonstrate sufficient financial strength to enable them to construct and complete the project. An Offeror must demonstrate that the project can be financed fully out of its own resources and creditworthiness without allocating risk to the Air Force.

Financial information must be submitted for the proposing investor and/or developer if such entities are different and for any parent or holding company of the proposing investor/developer. Identify appropriate references (name, title, address, telephone, fax and e-mail of financial references).

- b) Preliminary Project Financial Plan. Provide a preliminary project financial plan, to include a statement of sources and uses of funds in the requested format (See **Appendix C – Formats for Financial Proposal, for Phase I**). Offerors must demonstrate ability to raise sufficient private sources of funds to complete the proposed transaction, including if required, leasehold financing supported by a lease with the Air Force for the new Air Force buildings constructed by the developer. A lease can not exceed a ten (10) year term. Offerors also must demonstrate ability to raise sufficient private sources of funds if required for the project or in the event no local government financial participation is secured. Provide preliminary term sheets and financing commitment letters for both equity (if appropriate) and debt that fully describe the project financing as well as credit support, risk mitigation, and recourse arrangements (these documents are exempt from page count limitations). These financing and commitment letters must contain a statement by the provider that they are highly confident that the Offeror as well as the project are financially based on the submitted Preliminary Project Financial Plan and the RFP with attachments. Offerors must justify basic assumptions with market comparables, rates, and/or other appropriate data. Such data to include the cost of capital, debt and particular attention to the economics and timing of the land parcel(s) monetization. In addition, Offerors are instructed to identify and describe all applicable tax issues associated with their respective proposals, including an economic impact assessment of such issues. Include if necessary a description of the nature and extent of Air Force participation expected.

Also, describe the methodology used to calculate the estimated amount and type of private developments that can be supported on the Air Force-conveyed land, given the availability of local government funding, rezoning, and other project parameters. The

project is dependant on the value derived from the land parcels and therefore a detailed presentation of underlying value, timing of conveyance for sale, the rezoning process for extracting value, and all other relevant issues is required. Accordingly, Offerors will fully document their interactions with local government authorities (such documents are exempt from page count limitations and fully describe such matters as they relate to their proposal and the value proposition to the Air Force. This information will be used to evaluate the proposal risk associated with obtaining project financing and the feasibility of the amount and type of private developments proposed for construction on the Air Force-conveyed land.

5) VOLUME V – PHASE II DRAFT REQUEST FOR PROPOSAL (RFP) COMMENTS – NOT FOR PROPOSAL RATING EVALUATION

To help ensure success of the project and to eliminate any unnecessary barriers to creativity, the Air Force requests Offerors' review of the Draft Phase II portion of this solicitation. In this Volume, which will not be part of your overall rating, please provide any questions, comments and concerns that the Air Force should consider before formally issuing the Phase II RFP.

The Air Force reserves the right to accept or to reject the Offeror's comments regarding the document in part or in whole.

PHASE I – SELECTION PROCESS

Basis for Phase I Selection

The Air Force intends to select those Offerors with the highest probability of success based upon an integrated assessment of the evaluation factors provided below. These selected Offerors will then to enter the Phase II competition. This process for selection will be conducted in accordance with the process delineated in Appendix D. Selection of those Offerors who will enter the Phase II competition will be made from those deemed responsible, whose proposal conforms to the solicitation's requirements (to include all stated terms, conditions, and all other information required by this solicitation), and who are judged, based on the evaluation factors and subfactors, to represent the highest probability of success. The Air Force seeks to select those Offerors who give the Air Force the greatest confidence that they will best meet or exceed the requirements affordably. This may result in the selection of a higher rated, higher priced Offeror, where the decision is consistent with the evaluation factors, and the Source Selection Authority (SSA) reasonably determines that the superiority of the project concept and/or overall business approach and/or superior past performance of the higher price Offeror outweighs the cost difference. To arrive at a source selection decision, the SSA will integrate the source selection team's evaluations of the evaluation factors and subfactors (described below). While the Air Force source selection evaluation team and the SSA will strive for maximum objectivity, the source selection process, by its nature, is subjective and, therefore, professional judgment is implicit throughout the entire process. The Air Force reserves the right to cancel this solicitation at any time and make no down selection whatsoever.

Rejection of Unrealistic Offers

The Air Force may reject any proposal that is evaluated to be unrealistic in terms of program commitments, including contract terms and conditions, or unrealistically high or low in cost when compared to Air Force estimates, such that the proposal is deemed to reflect an inherent lack of competence or failure to comprehend the complexity and risks of the project.

Correction Potential of Proposals

The Air Force will consider, throughout the evaluation, the "correction potential" of any deficiency or proposal inadequacy. The judgment of such "correction potential" is within the sole discretion of the Air Force. If an aspect of an Offeror's proposal not meeting the Air Force's requirements is not considered correctable, the Offeror may be eliminated.

PHASE I - EVALUATION FACTORS

INTRODUCTION

a) **Evaluation Factors, Subfactors and Relative Order of Importance**

Past Performance is the most important factor. Within Factor 1, subfactors are of equal importance. Within Factor 2, the subfactor 1 is most important and subfactors 2-4 are individually of lesser importance to subfactor 1, but of equal importance to each other.

b) **Factor 1: Past Performance**

- i) SUBFACTOR 1 – Public Activity/City Relations
- ii) SUBFACTOR 2 – Finished Facility Customer Assessment
- iii) SUBFACTOR 3 - Cost Performance
- iv) SUBFACTOR 4 - Schedule

c) **Factor 2: Preliminary Project Concept**

- i) SUBFACTOR 1 - Financial Strategy
- ii) SUBFACTOR 2 - Project Siting and Design Approach
- iii) SUBFACTOR 3 – SMC Corporate Integrity
- iv) SUBFACTOR 4 – Proposal Risk Assessment

1) FACTOR 1 – PAST PERFORMANCE

Past Performance is the most important factor in Phase I.

The past performance evaluation will assess the confidence in the Offeror's ability (which includes, if applicable, the extent of its subcontractors, teaming partners involved), to successfully accomplish the proposed project based on the Offeror's demonstrated relevant past and present work record. The currency and relevance of the information, source of the information, context of the data, and general trends in the contractor's performance will be considered. The Air Force may consider as relevant, efforts performed for agencies of the federal, state, or local governments and commercial customers. The Air Force will make an independent determination of relevancy of the past and present performance data provided or obtained.

The Air Force will accomplish the Past Performance evaluation by focusing on performance that is relevant to the SAMS project. The information evaluated may include data on efforts performed by other divisions, critical subcontractors, or teaming contractors, if such resources will be brought to bear or significantly influence the performance of the proposed effort. As a result of the favorable and unfavorable information (strengths and risks) identified, the Air Force will make a performance confidence assessment. This performance confidence assessment will result in ratings of High Confidence, Significant Confidence, Confidence, or Little Confidence. Appendix D, Source Selection Process, describes the past performance evaluation process and rating definitions.

Where performance records indicate problems, the Air Force will consider the number and severity of the problems and the appropriateness and effectiveness of any corrective actions taken (not just planned or promised). The Air Force may review more recent contracts or performance evaluations to ensure corrective actions have been implemented and to evaluate their effectiveness. Offerors will have the opportunity to address any negative or adverse past performance information received by the Air Force during this evaluation for which they have not had an opportunity to address in the past.

Following are the key requirements the Air Force will use to evaluate past performance:

a) Offeror describes projects that meet the specific criteria in the past performance submittal requirements.

- Higher confidence will be given to past projects comprised of the same teaming partners proposed for this project.
- Greater relevance will be given to 500,000 SF mid-rise office buildings in a campus environment.
- Higher confidence will be given to a developer demonstrating the same level of past performance as other developers but over a greater number of projects.

b) SUBFACTOR 1 Public Activity And City Relations. The Air Force will evaluate the degree to which local Governments are satisfied with developer's performance regarding completed project.

c) SUBFACTOR 2 Finished Facility Customer Assessment. The Air Force will evaluate the degree to which customer (both building phase and current facility management) is satisfied with developer's contractual performance regarding completed project.

d) SUBFACTOR 3 Cost Performance. The requirement is met when

- (1) Either the completed facility cost is not more than 105% of the proposed cost or the deviation has a satisfactory explanation.
- (2) Offeror demonstrates that it has successfully accessed capital and debt for projects.

e) SUBFACTOR 4 Schedule. The requirement is met when either (1) actual completion date is equal to or less than proposed schedule completion date or (2) the deviation has a satisfactory explanation.

2) FACTOR 2 – PRELIMINARY PROJECT CONCEPT

a) Each subfactor will be evaluated against the following basic assessment criteria (equal in importance):

Soundness of approach: The Offeror's proposal will be assessed in terms of the degree to which the proposal, relating to particular items, is logical, defensible, and consistent with all other parts of the proposal. Additionally, the proposal will be assessed as to whether or not all assertions made by the Offeror are supported and thoroughly documented, assumptions are clearly labeled and justified and the proposal assumptions are consistent with current market conditions. Finally, the proposal will be assessed as to whether it provides an effective and efficient method of performing the work.

Understanding the requirement: The Offeror's proposal will be assessed in terms of the degree to which the Offeror understands the requirements relating to a particular item, as evidenced through compliance with the requirements of the solicitation. The proposal must indicate concise, complete, responses, which are clearly cross-referenced or indexed with the solicitation.

b) SUBFACTOR 1 – FINANCIAL STRATEGY

- Financial Strength The requirement is met when the Offeror demonstrates:
 - Satisfactory evidence that the company or development/management team possesses the financial strength, capability and capacity to carry out the project, as currently envisioned. (The Offeror is financible.)
 - Financial projections are fully justified and supported and are considered fair under current market conditions.
 - Long-term commitment to the project (for example the specific amount, type, source, and timing of equity).
- Preliminary Project Financial Plan. The requirement is met when the Offeror demonstrates:
 - Absolute minimal cost to the Air Force.
 - The reasonableness of the projections.
 - The sources and amounts of funding can be secured. (The project is financible.)
 - The assumptions, timing, and preliminary estimates on which strategy is based are clearly identified and consistent with current market conditions.
 - A commercially reasonable and documented approach to local government and tax matters.

c) SUBFACTOR 2 – Project Siting And Design Approach.

The requirement is met when the project concept effectively demonstrates that it meets the intent of Appendix A to include project foot print, architectural theme, maintainability and that the concept is responsive to SAMS project statement of objectives. The Air Force reserves the right to evaluate and give evaluation credit for proposed features that exceed the stated requirements.

d) SUBFACTOR 3 - SMC Corporate Integrity

The requirement is met when the project concept effectively promotes integrated SMC and LAAFB mission activities and operations to include easy access and use of the Aerospace Corporation, the base clinic, fitness center, and other support functions for all LAAFB personnel.

e) SUBFACTOR 4 – PROPOSAL RISK ASSESMENT

The proposal risk assessment focuses on the risks and weaknesses associated with an Offeror's proposed approach at the Factor 2 level. This part of the evaluation includes an assessment of the potential for disruption of schedule, increased cost, degradation of performance, and the need for increased Air Force oversight, as well as the likelihood of achievement of or unsuccessful contract performance. For each identified risk, the assessment also addresses the Offeror's proposal for mitigating the risk and why that approach is or is not manageable.

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PHASE II – SUBMITTAL REQUIREMENTS

INTRODUCTION

Submit all information, descriptions, data, and drawings in sufficient detail to allow the Air Force to determine the degree of compliance with the building design and construction requirements. Offerors are encouraged to submit innovations and/or enhancements that will add value to the project even though they are not identified herein as a basic requirement or desire. Any such innovation/enhancement will be subject to review and approval as to its merits.

ORGANIZATION

Offerors shall submit all proposal information in each of the volumes defined below. The proposal shall be broken out and submitted in volumes as follows:

VOLUME DESCRIPTION NUMBER OF SUBMITTALS PAGE LIMIT

VOLUME	VOLUME TITLE	PAPER COPIES (in addition to electronic version)	PAGE LIMIT
I	Executive Summary	Original plus 1	5*
II	Financial and Cost Proposal	Original plus 1	15#
III	Facility Capability	Original plus 1	40**
IV	Project Management	Original plus 1	30
V	Past Performance	Original plus 1	Replacement pages only

**Excludes comments to business arrangements/legal documents.*

*** Excludes renderings, drawing, pictures, etc.*

Excludes mandatory forms.

RISK MANAGEMENT

In Volumes 2 through 4, include a specific chapter on risk. Information within this chapter should address 1) processes for the identification and mitigation of risk throughout the project and 2) specific risks associated with the Offeror's project and mitigation plan associated with same. As a minimum risk consideration should address significant technical, cost and schedule risks associated with your proposal including probability of occurrence and project impact. Account for all cost and schedule drivers.

1) **VOLUME 1 EXECUTIVE SUMMARY**

a) **Overview**. Provide an overview of Phase II.

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b) Changes to Teaming Partners. Describe any changes from the Phase I proposal related to the developer and any teaming partners associated with the project, including the business/legal relationship.

c) Project Requirements. Identify the way in which the developer/team will meet or exceed SAMS project requirements.

d) Exceptions to Anticipated Legal Documents. Provide written comments in the form of marked up Air Force sample legal instruments from the appendices with comments to clarify their revisions as necessary (see **Appendix E** – Anticipated Legal Agreements where applicable). In particular, identify areas (if any), other than items required by law that are barriers to obtaining the optimum business deal. The Air Force reserves the right to accept and/or to reject the Offeror's comments with regards to the document in part or in whole.

2) VOLUME II – FINANCIAL AND COST PROPOSAL (Reference the **Appendix C** for mandatory forms).

Submit proforma financial information for the duration of the proposed project to include but not limited to a balance sheet for the term of the agreement, income statement, sources and uses of cash, and a narrative with assumptions, terms, conditions, contingencies, and basis for calculations. Submit supporting data to include but not limited to:

a) Revenue and Expenditure Budget. Include an operating Revenue and Expenditure Budget for each year, which describes, in detail, by components for the term of the proposed Business Arrangements, annual cash flow expected to be available for debt service. Identify the assumptions on which the estimates are based, e.g. absorption, vacancy rates, operating expenses by category, etc., and any data and rationale used to develop the assumptions. Identify all expected or potential fees and amounts to be charged for development and management services. Identify how and which parties will be subordinate (if applicable) relative to fees and distribution of returns. See Statement of Operating Revenue and Expenditures proforma format located in the appendices.

b) Statement of Operating Sources and Uses of Funds. Include a Statement of Operating Sources and Uses of Funds for each year of the proposed term of the Business Arrangements that identifies the estimated levels of annual cash available after debt service and the estimated value of the improvements at the end of the Business Arrangements term. The cash flow analysis shall indicate the anticipated expenditures, income and sources of revenue on a quarterly basis for the duration of the Business Arrangements and address the repayment of debt. In addition, the Offeror shall identify the assumptions on which the pricing and other market issues are based and local data and rationale for those assumptions. See Statement of Operating Sources and Uses of Funds proforma format in the appendices.

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- c) Development Budget. Include a total Development Budget for the project which describes in detail all hard and soft costs, including but not limited to construction costs (utilizing Davis-Bacon wage determinations), demolition costs, and infrastructure costs, design, engineering, consultant and legal fees, development fees, permit fees, financing transaction fees, construction interest, reserves and commissions. See Development Budget proforma format in the appendices. Provide a PERT chart (Program Evaluation and Review of Techniques) with milestones for the pre-construction/development phase, construction phases, demolition phases, pre-occupancy period, renovation phase, and financial commitments.
- d) Total Project Costs. Include information regarding total project costs relative to the quality of the proposed development and the price per square foot for demolition, renovation, new construction, related improvement costs, and real estate in excess of technical basic requirements and desires (opportunity sites). Submittal shall include but is not limited to:
- i) Hard and soft costs identified in detail.
 - ii) Developer costs separately identified, in detail.
 - iii) Total costs identified and reasonably based on industry standards.
 - iv) Development costs compared to local market development costs.
- e) Development Sources and Uses of Funds. Include a statement of Development Sources and Uses of Funds that describes proposed capital and operation funding by source including but not limited to:
- i) Proposed levels of conventional and/or long-term primary debt.
 - ii) Any perceived difference in value of the conveyed Air Force property and replacement facilities, as well as initiatives/strategy to balance the equity in the transaction.
 - iii) Any other equity contributions.
 - iv) Information with respect to how Offeror proposes to develop the real estate in excess of technical basic requirements and the direct economic benefits that such development will provide to the Air Force. Information shall include, but is not limited to Offeror's intentions with regard to retention, sale, joint venture or other transactions associated with the real estate in excess of technical basic requirements and desires (opportunity sites).
- f) Escrow Accounts. Information describing set up, operation, proposed use and cash flows for the duration of the agreement for the following:
- i) Construction Escrow Account.
 - ii) Security Deposit Account (see **Appendix E-2, Exhibit J** for reference).

3) VOLUME III - FACILITY CAPABILITY

**PHASE II INFORMATION
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- a) Building Systems. Describe the building systems and utilities infrastructure. At a minimum, address the following:
 - i) Energy efficiencies achieved on the project, to include a calculation of estimated utilities consumption.
 - ii) Characteristics of energy efficiency and utility conservation inherent in the proposed design and construction.
 - iii) Details regarding the quality of materials: General descriptions, maintainability, structural features and equipment.
 - iv) Building systems and design lives to include as a minimum, HVAC, roof, emergency generators, sewage lift stations, etc.

- b) Facility Furnishings and Finishes. Provide conceptual plans as necessary to demonstrate the design of the administrative and special facilities. At a minimum, address the following:
 - i) Systems furniture concept (including manufacturer's name and product line) highlighting compatibility with facility design.
 - ii) Telecommunications concept highlighting compatibility with facility design.
 - iii) Description of flexibility provided to the tenant after occupancy.
 - iv) Interior architectural styles, materials, finishes, and other relevant characteristics.
 - v) Quality of materials including details of the general description, maintainability, structural features and equipment.
 - vi) Typical office systems furniture layout to illustrate work areas, conferencing, and common use areas for personal interaction.

- c) Facility Capability—Core & Shell. Provide a clear description, including as necessary drawings, plans, maps, renderings (virtual or otherwise), software, or any other material that will allow the Air Force to clearly and easily understand all of the elements of the facility capability and the degree to which the design complies with the requirements of the RFP. At a minimum, address the following:
 - i) Site development design (including building types and architectural styles, materials, finishes, force protection, seismic code, and other relevant characteristics).
 - ii) Typical site layout, floor plate, exterior elevations, building sections to demonstrate clear heights (floor to ceiling).
 - iii) Landscaping features.
 - iv) Conceptual utility design approach (exterior).
 - v) Any special features/enhancements.
 - vi) Quality of materials including details of the general description, maintainability, structural features and equipment.

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- d) New Facility Integration with Area B Facilities. Describe the plan to address the consolidation and construction activities at Area B or alternate site, that are incorporated within this Project. At a minimum address the following:
- i) Integration of the consolidated Air Force mission at Area B or alternate site with existing and proposed facilities.
 - ii) Incorporation of enhancements to the overall environment of the community, for example, green space, well-manicured landscaping, street trees, welcoming entries, focal points, and underground utilities.
 - iii) Any reconfiguration of existing vehicular and pedestrian traffic patterns needed for new construction.

4) VOLUME IV – PROJECT MANAGEMENT

- a) Project Execution Plan. Provide a detailed plan for the staging/delivery of the project. Include a comprehensive Building Design and Construction Plan that responds to the Air Force's needs which discusses the construction activities of the Project. At a minimum, address the following:
- i) Project construction, scheduling, and phasing (with particular attention paid to the timing of and requirement to relocate and replace existing facilities such as the child development center, consolidated club, command post, building 80, etc.). Include the approach to assuring environmental compliance.
 - ii) Provide Project Schedule describing key elements to include initiation and completion.
 - iii) The nature of completion and performance guarantees to be provided and the resources available to the Offeror to satisfy such guarantees such as construction bonds.
 - iv) Plan to move Air Force employees.
 - v) Plan to control cost growth and requirements creep during construction.
 - vi) Communication/coordination practices and procedures to pre-empt, prevent and/or resolve project issues.
- b) Ownership, Legal Structure and Project Management Team. Describe development entity ownership and legal structure, identifying:
- i) Principals who will participate in the proposed development.
 - ii) Organization structure proposed to own and operate the program, to include the Offeror's project management team.

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- iii) Nature and extent of each principal's interest in the development and any associated liability.
- c) Availability, Allocation and Control of Manpower. Provide a detailed plan of how the manpower needs will be identified, acquired and managed to successfully complete the SAMS project.

5) PAST PERFORMANCE

This volume shall be updated for any changes in past performance submitted in Phase I; replacement pages only. The Air Force will use the past performance evaluation from Phase I for this phase, but may update it with information from the Offeror or any other source, as appropriate.

**PHASE II INFORMATION
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PHASE II - SELECTION PROCESS**Basis for Phase II Selection**

The Air Force will select the best overall Offer, based upon an integrated assessment of the evaluation factors provided below. This is a trade off selection conducted in accordance with the process delineated in **Appendix D** - Source Selection Process. An agreement may be established with the Offeror who is deemed responsible, and whose proposal conforms to the solicitation's requirements (to include all stated terms, conditions, representations, certifications, and all other information required by this solicitation), and is judged, based on the evaluation factors and subfactors, to represent the best value to the Air Force. The Air Force seeks to select the Offeror who will give the Air Force the greatest confidence that they will best meet or exceed the requirements affordably. This may result in a selection of a higher rated, higher priced Offeror, where the decision is consistent with the evaluation factors, and the Source Selection Authority (SSA) reasonably determines that the technical superiority and/or overall business approach and/or superior past performance of the higher price Offeror outweighs the cost difference. To arrive at a source selection decision, the SSA will integrate the source selection team's evaluations of the evaluation factors and subfactors (described below). While the Air Force source selection evaluation team and the SSA will strive for maximum objectivity, the source selection process, by its nature, is subjective and, therefore, professional judgment is implicit throughout the entire process. The Air Force reserves the right to cancel this solicitation at any time and make no selection whatsoever.

Rejection of Unrealistic Offers

The Air Force may reject any proposal that is evaluated to be unrealistic in terms of program commitments, including contract terms and conditions, or unrealistically high or low in cost when compared to Air Force estimates, such that the proposal is deemed to reflect an inherent lack of competence or failure to comprehend the complexity and risks of the program.

Correction Potential of Proposals

The Air Force will consider, throughout the evaluation, the "correction potential" of any deficiency or proposal inadequacy. The judgment of such "correction potential" is within the sole discretion of the Air Force. If an aspect of an Offeror's proposal not meeting the Air Force's requirements is not considered correctable, the Offeror may be eliminated.

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PHASE II EVALUATION FACTORS**INTRODUCTION****Evaluation Factors, Subfactors and Relative Order of Importance**

Selection will be made to the Offeror proposing the most advantageous, best value proposal to the Air Force based upon an integrated assessment of the evaluation factors described below. Factors are listed in descending order of importance. Subfactors are of equal importance.

- a) FACTOR 1: COST TO THE AIR FORCE
- b) FACTOR 2: FINANCIAL STRATEGY
- c) FACTOR 3: FACILITY CAPABILITY
 - i) SUBFACTOR 1 - Building Systems.
 - ii) SUBFACTOR 2 - Facility Finishes and Furnishings.
 - iii) SUBFACTOR 3 - Facility Capability – Core & Shell.
 - iv) SUBFACTOR 4 - Integration with Area B.
- c) FACTOR 4: PROJECT MANAGEMENT
 - i) SUBFACTOR 1 - Availability, Allocation, and Control of Manpower.
 - ii) SUBFACTOR 2 - Project Execution Plan.
- d) FACTOR 5: PROPOSAL RISK.
- e) FACTOR 6: PAST PERFORMANCE (carried forward from Phase I and updated if necessary if additional information becomes available.).

Assessment Criteria: Each subfactor in Factors 2 - 4 will be evaluated against the following basic assessment criteria (equal in importance):

Soundness of approach: The Offeror's proposal will be assessed in terms of the degree to which the proposal, relating to particular items, is logical, defensible, and consistent with all other parts of the proposal. Additionally, proposal will be assessed as to whether or not all assertions made by the Offeror are supported and thoroughly documented, assumptions are clearly labeled and justified and the proposal assumptions are consistent with current market conditions. Finally, the proposal will be assessed as to whether it provides an effective and efficient method of performing the work.

Understanding the requirement: The Offeror's proposal will be assessed in terms of the degree to which the Offeror understands the requirements relating to a par-

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ticular item, as evidenced through compliance with the requirements of the solicitation. The proposal must indicate concise, complete, responses, which are clearly cross-referenced or indexed with the solicitation.

1) FACTOR 1 – COST The Air Force will evaluate the cost to the Government. Goal is to achieve absolute minimum cost to the Air Force.

2) FACTOR 2 - FINANCIAL STRATEGY The requirement is met when Offeror demonstrates an effective financial plan to include:

- i) Ability to bring a complete financing package, including the ability to raise all required equity.
- ii) Financing is subject to commercially reasonable conditions.
- iii) Ability of the proposed business entity to carry out the financial obligations and responsibilities described in the offer.
- iv) Proposed business entity able to function effectively over the term of the agreement.
- v) Workable relationship between timing of private funding commitments and schedule for delivery of Air Force buildings, as well as alternative sources.
- vi) Mitigation of the risk of interest rate fluctuations.
- vii) Cost for Construction. The Air Force will evaluate all required information for reasonableness, realism and completeness.

3) FACTOR 3: FACILITY CAPABILITY

- a) SUBFACTOR 1 – Building Systems. The requirement is met when Offeror demonstrates:
 - i) A sound technical solution with proper consideration to quality features and easy maintainability that meets applicable mission requirements and promotes energy efficiencies for type and style of construction and minimizes lifecycle costs.
 - ii) The degree to which the architectural and structural design integrates or enhances the buildings.
 - iii) Compliance with Appendix A.
- b) SUBFACTOR 2 – Facility Finishes and Furnishings. The requirement is met when Offeror demonstrates:

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- i) A sound technical solution with proper consideration to quality features and easy maintainability that meets applicable mission requirements.
- ii) Aesthetically - pleasing, high quality and durable materials and finishes. For example:
 - In the main lobby granite is more desirable than terrazzo, which is more desirable than ceramic tile.
 - Regarding systems furniture: Identify the name and product line of the systems furniture manufacturer , for example: Knoll-Morrison, Steelcase-Pathways, or Herman Miller Action Office Series 3. (These examples are provided for the purposes of communicating quality level. All manufacturers with product lines of equal or higher quality are acceptable.)
- iii) The degree to which typical office systems furniture layout promotes thoughtfully designed, flexible, ergonomic, and well constructed work stations and compliments hard wall offices and rooms.
- iv) Layout promotes natural light and ventilation for the maximum amount of workstations.
- c) SUBFACTOR 3 – Facility Capability – Core & Shell. The requirement is met when facility master plan demonstrates:
 - i) A sound technical solution with proper consideration to quality features and easy maintainability (For example: A built up roof meets the requirements while standing seam roof exceeds the requirements)
 - ii) Utility distribution system concept consistent with surrounding land uses.
 - iii) Design meets the concepts as defined in the requirements and Air Force Design guides referenced in Appendix A.
 - iv) Aesthetically - pleasing, high quality and durable materials and finishes (For example: granite rates higher than brick, brick is more desirable than concrete).
 - v) Ability to accommodate changing Air Force missions with out having to undertake major alteration projects (for example having a raised floor system throughout the office portions of the facility).
- d) SUBFACTOR 4 – New Facility Integration with Area B Facilities. The requirement is met when Offeror demonstrates:

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- i) Compliance with architectural compatibility requirements.
- ii) Promotion of pedestrian activities and the encouragement of handsome walkways, well placed lighting, and attractive landscaping.
- iii) Minimization of conflicts by separating vehicle traffic from other traffic and minimizing their crossing points.
- iv) Plan to camouflage parking to minimize the visual impact on the overall base development.

4) FACTOR 4 – PROJECT MANAGEMENT

a) SUBFACTOR 1 – Availability, Allocation and Control of Manpower.

The requirement is met when Offeror demonstrates an effective plan to assemble and manage the necessary resources to accomplish the project to include: adequate access to human resources necessary to meet project schedule requirements.

b) SUBFACTOR 2 – Project Execution Plan. The requirement is met when Offeror demonstrates:

- i) An effective management plan addressing scheduling, demolition, and environmental compliance.
- ii) Plan to ensure (i) quality control throughout the construction process and satisfactory quality in the completed project and (ii) job-site safety.
- iii) Plan to minimize the number of times Air Force personnel are required to move. One move from area A to area B is best.
- iv) Logical staging and delivery of the project.
- v) A project schedule that identifies all key elements and with 50% of the replacement facilities to be completed by 20 months after contract award, and project completion 18 months thereafter.
- vi) Effective communication/coordination practices and procedures to pre-empt, prevent and/or resolve project issues.

5) FACTOR 5 – PROPOSAL RISK

To ensure that only the proposal with the highest probability of success is selected, the financial strategy, project management and facility capability factors will be evaluated for proposal risk. Proposal Risk assesses the weaknesses and associated risks with the Of-

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feror's proposed approach as it relates to accomplishing the requirements of this solicitation. It includes an assessment of the potential for disruption of schedule, increased cost, degradation of performance, and the need for increased Government oversight, as well as the likelihood of unsuccessful contract performance. Evaluators will make an independent judgment of the probability of success, the impact of failure and the Offeror's proposed risk mitigation solutions when assessing proposal risk. Risk will be assessed at the subfactor level, or where there are no subfactors, at the factor level.

6) FACTOR 6 - PAST PERFORMANCE

The evaluation from Phase I will be carried forward unchanged unless additional information becomes available. The requirements for past performance are contained in Phase I "Evaluation Factors for Selection".

APPENDIX A

Systems Acquisition Management and Support (SAMS) Complex

Facility Requirements and Design Guide

Los Angeles AFB

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References

The design and construction shall comply with all federal, state, and local codes, standards, regulations, and ordinances, except where specifically stated herein, including, but not limited to, the latest edition of all applicable codes published by the following organizations:

ADAAG	Americans with Disabilities Act Accessibility Guidelines, as amended to date
AFCEE/LA	AFCEE Design Guide – Landscape Design
AMCA	Air Movement and Control Association
ANSI	American National Standards Institute
ASHRAE	American Society of Heating, Refrigeration, and Air Conditioning Engineers
ASTM	American Society for Testing and Materials
BHMA	Builders Hardware Manufacturers Association
BOMA	Building Owners and Managers Association, International
CFR	Code of Federal Regulations
CITES	Convention on International Trade and Endangered Species
CPSC	Consumer Product Safety Commission
DOE	United States Department of Energy
EPA/CPG	United States Environmental Protection Agency, Comprehensive Procurement Guidelines
FM	Factory Mutual
ICBO	International Conference of Building Officials
NWWDA	Window and Door Manufacturers Association (formerly National Wood Window and Door Association)
NFPA 101	Life Safety Code, 2000

SCS	Scientific Certification Systems
SDI	Steel Door Institute
SMACNA	Sheet Metal and Air Conditioning Contractors National Association
T24	California Administrative Code, Title 24, as amended to date
TCA	Tile Council of America, Handbook for Ceramic Tile Installation
UBC	Uniform Building Code, 1997
UL	Underwriters Laboratory
USAF/ACG	USAF Architectural Compatibility Guide
USAF/ERFG	USAF Environmentally Responsible Facilities Guide
USAF/FPDG	USAF Force Protection Design Guide
USAF/IDG	USAF Interior Design Guide
USAF/LFDG	USAF Legal Facilities Design Guide
USGBC	United States Greenbuilding Council, LEED Program
WARP	Woodworkers Alliance for Rainforest Protection
WBDG	Whole Building Design Guide
WIC	Woodwork Institute of California, Manual of Millwork Standards (latest edition)
Air Force Architectural Compatibility Guide	

Purpose

(Note to Offerors: Appendix C includes several deletive items in order to reduce the cost to the government. The Offeror is encouraged to submit additional items or value engineering proposals, with costs and item scope defined in detail.

The purpose of this document is to provide the Offeror a basis for understanding the project requirements. It also provides the framework for defining facility construction performance requirements and expectations of the Air Force. The Air Force's intent is to provide Offerors with requirements for the building(s) without putting undue limitations or constraints on the creativity of the to produce a building design. For this reason, the Air Force has provided these requirements in a narrative and sketch format instead of a more structured specification. The Air Force seeks an innovative design that uses proven materials and systems, which follows the Los Angeles Air Force Base (LAAFB) Design Guide, complies with the other descriptions and specifications contained in this document, and that taps the creativity available in the architectural design community.

Project Description and Physical Requirements

The SAMS Complex project is the exchange of land for new facilities. The Air Force wishes to convey Area A (830,000 SF of facilities), the Lawndale Annex (30,000 SF facility) and the Sun Valley property (59,000 SF facility) and consolidate operations on Area B, but may accept alternate project concepts. Active missions on Area A and the Lawndale Annex will require replacement facilities equaling approximately 580,000 SF, consisting primarily of general-purpose office space. A 1,000 car parking garage will need to be constructed near these facilities. In addition, building 240 in Area B will need to be demolished to make room for the replacement facilities, and this will necessitate the construction of a pre-engineered metal building, which will be utilized as a warehouse. The Sun Valley property is vacant and requires no replacement facilities.

The Air Force is open to considering reasonable alternatives to the above scenario on the condition that they still meet our requirements. The Air Force wants to encourage market innovation in this request for proposals.

The facility space requirements table lists the gross square footage requirements for various categories of work and special purpose areas within the SAMS Complex. Common areas such as hallways, restrooms, and mechanical rooms etc. will be accommodated within these gross square footages.

Facility Space Requirements

Space Type	Area (SF)	Remarks
Office Space/Conference/ Sensitive Compartmented Information Facilities SCIF	489,369	
Standard Office Space	(446,979)	
SCIF Space	(42,390)	Build IAW DCID 1-21
Conference Center	18,000	
Consolidated-Club	20,000	
Presentation room (RPC)	8,000	
Child Development Center	17,000	
Court Room	3,200	Per AF Design guide on court facilities
OSI	10,231	
Command Post (DO)	4,200	
ASOC	5,000	
Total for Minimum project	580,000	
Temporary Pre-engineered Metal Building	10,000	
Total minimum including temporary building	590,000	

The facility services guide table lists the amenities required in offices and general administrative work areas.

Facility Service Guide

FACILITY	A	B	Finish Categories	Telephone Pre-wire	Secure Telephone Pre-wire	Fax Pre-wire	Printer Pre-wire	Data Pre-wire	Secure Data Pre-wire	Cable TV Pre-wire	Front Projection Pre-wire	Rear Projection Pre-wire	Video Camera Pre-wire	Sound System Pre-wire	3 Phase Power Pre-wire	Lockable Doors	Lockable Files	Demising Wall	Soundproofing	Restroom
General	●		E+	●	●		●	●	●	●	●	●	●	●		●	●	●	●	● ¹
SES	●		E+	●	●		●	●	●	●	●	●	●	●		●	●	●	●	● ²
Colonel	●		E	●	●		●	●	●	●						●	●	●	●	
GS-15	●		E	●	●		●	●	●	●						●	●	●	●	
Field Grade	●		O	●	●			●	●							●	●			
GS-14 & GS-13	●		O	●	●			●	●							●	●			
Company Grade	●		W	●	●			●	●							●	●			
GS-12 & Lower	●		W	●	●			●	●							●	●			
Administrative Support	●		W	●	●	●	●	●	●	●										
GS-5 & Lower	●		W	●	●			●	●											
Receptionist	●		W	●	●	●	●	●	●											
Waiting Area	●		E	●				●												
Copy/Fax/Printer/Breakroom	●		S	●		●	●	●							●	●				
File Storage Room	●		S	●																
SCIF Area	●		O	●	●	●	●	●	●			●	●	●	●	●	●	●		
Teaming Room	●		W	●				●								●				
Meeting Room	●		W	●	●			●	●	●						●		●	●	
Conference Rooms																				
CL1	●		E	●	●			●	●	●	●	●	●	●		●		●	●	
CL2	●		E	●	●			●	●	●	●	●	●	●		●		●	●	
CL3	●		E	●	●			●	●	●	●	●	●	●		●		●	●	
CL4	●		O+	●	●			●	●	●	●		●	●		●		●	●	
CL5	●		O+	●	●			●	●	●	●		●	●		●		●	●	
CL6 - Panel System	●		W	●	●			●	●	●	●		●	●		●		●	●	
CL7 - Post System	●		W	●	●			●	●	●	●		●	●		●		●	●	
Workstation																				
SL1	●		W	●	●			●	●								●			
SL2	●		W	●	●			●	●								●			
SL3	●		W	●	●			●	●								●			
Executive Office																				

¹ Command Section only

² Command section only

FACILITY	A	B	Finish Categories	Telephone Pre-wire	Secure Telephone Pre-wire	Fax Pre-wire	Printer Pre-wire	Data Pre-wire	Secure Data Pre-wire	Cable TV Pre-wire	Front Projection Pre-wire	Rear Projection Pre-wire	Video Camera Pre-wire	Sound System Pre-wire	3 Phase Power Pre-wire	Lockable Doors	Lockable Files	Demising Wall	Soundproofing	Restroom
L1	●		E+	●	●		●	●	●	●						●	●	●	●	
L2	●		E	●	●		●	●	●	●						●	●	●	●	
L3	●		E	●	●		●	●	●	●						●	●	●	●	
Office																				
L4	●		O+	●	●			●	●							●	●			
L5	●		O	●	●			●	●							●	●			

The estimated office and workstation requirements are listed in the following table. The information is provide to assist in estimating systems furniture requirements as well as quantities of hard wall that need to be constructed in the SAMS Complex.

Estimated Office and Workstation Requirements

Levels	Estimated # of Offices/Conf. Rooms	Plus or Minus # of Offices/Conf Rooms	Net SF Each
Hard Wall Offices			
OL - 1	1		635
OL - 2	5	1	535
OL - 3	16	2	320
OL - 4	47	7	240
OL - 5	10	2	120
Systems Furniture Offices			
SL - 1	212	31	120
SL - 2	380	57	100
SL - 3	1488	223	84
SL - 4	263	39	84
Total	2343		
Conference			

Levels	Estimated # of Offices/Conf. Rooms	Plus or Minus # of Offices/Conf Rooms	Net SF Each
Rooms			
Hard Wall			
CL - 1	8	1	1200
CL - 2	13	2	950
CL - 3	32	5	850
CL - 4	33	5	500
CL - 5	32	5	200
Systems Furn			
SCL - 6	74	11	150
SCL - 7	220	33	100
OL-Office Level SL-Systems Workstation Level CL - Conference Room Level SCL-Systems Furniture Conference Room Level			

LAAFB Design Guide

I. Introduction

Purpose

The Design Guide for Los Angeles Air Force Base is intended to serve as a reference and guide for Offerors working to provide new facilities for LAAFB, Area 'B'.

Background

LAAFB is presently comprised of multiple, non-contiguous parcels of land. The life-cycle cost of retrofitting the existing buildings located on the site known as Area 'A' (located south of El Segundo Blvd., east of Aviation Blvd., north of Redondo Beach Blvd. and west of the San Diego Freeway) for seismic safety has been determined to be greater than the life cycle costs of constructing new facilities. Operations currently housed in Area 'A' will be relocated and consolidated into Area 'B' in new buildings. Area 'B' currently houses Air Force facilities including the Commissary, Medical and Dental Clinic, Fitness Center, Child Care Center, and various other personnel, office and administration related activities. Area 'B'; is located east of Douglas St., North of El Segundo Blvd., and west of Aviation Blvd. in El Segundo, CA.

Scope

The Design Guide addresses the issues of siting, vehicular, pedestrian and service movement, urban spaces, building scale, massing, fenestration, materials and colors for new construction on the base.

Goals

The Design Guide provides specific guidance for urban organization on base and for architectural development. This guidance is meant to provide a framework within which the Offeror uses his own creativity to meet the LAAFB aesthetic theme image. It is also the goal of LAAFB for the SAMS project to be developed into a "Class A" office environment, compatible with the highest level of private office development in the surrounding El Segundo area.

II. LAAFB Urban and Building Aesthetic Theme

LAAFB is part of the United States Air Force, the most formidable aerospace power in the world. LAAFB's primary mission revolves around its aerospace role and requires significant interaction with the corporate aerospace industry which is located physically adjacent to the urban LAAFB site. LAAFB is also located in close proximity to the Los Angeles Airport, an international hub of flight. Finally, the Base is within a region renowned for its innovation in technology. All these factors lead to the logical conclu-

sion and desire that the architectural and urban design image of LAAFB should reflect this forward thinking technology. This image should be consistently reflected throughout the urban site organization and building form, mass, material and color.

The overall image and translation into real projects shall also recognize that people occupy these buildings and urban spaces. These professionals require highly efficient and operational spaces for working, as well as restful, "urban sheltered" spaces for pedestrian access, casual discussions, and break times.

The architecture of LAAFB shall reflect not only the technological emphasis discussed above, but shall also be multi-use and functionally adaptable. The architecture shall be compatible with the newer existing facilities on the Base, i.e., Commissary, Medical/Dental Clinic, Fitness Center, yet the designs shall be appropriate to each new project's individual scale and function. The service requirements for the new facilities, technological as well as traditional service activities, shall be concealed to the greatest extent possible.

Due to the confines of the Area 'B' site, development will need to be compact and clustered. This is an opportunity to create an urban neighborhood, one that is walkable, secure, active, scaled to the individual, and with a unified and exceptional character that unites the people of LAAFB in their common mission.

The temperate climate of coastal Southern California allows significant opportunity for outside spaces to be developed as non-programmed, yet functional areas of varying size, formality and type. Exterior spaces shall be designed to be pedestrian oriented without conflict between pedestrian routes and vehicular circulation. Once personnel arrive at LAAFB, they should not have any reason to need use their vehicle again until they are ready to leave LAAFB. Clearly defined, pleasant and inviting pathways and comfortable seating areas shall be integrated throughout the areas of development. Landscape shall be abundant. Shade shall be provided at seating areas and throughout pedestrian areas. Consideration shall be given to the ability of the landscape to provide shade in the near future, without having to wait years for the trees and plants to mature. Maintainability of the landscape will be critical to the ongoing success of the design.

III. Existing Influences and Conditions

Mission of Los Angeles Air Force Base

Los Angeles Air Force Base supports the Space and Missile Systems Center (SMC). The goals of the SMC are:

- Make space mission execution, ground support, and launch affordable, reliable, and routine for the warfighter.
- Increase cooperation among the civil, commercial, intelligence, and military space sectors.

- Satisfy customers' needs in war and peace.
- Sustain technological superiority,
- Enhance the excellence of business practices.
- Enable people to excel.
- Operate quality installations.

LAAFB planning and facilities improvement strategy is based on fundamental Air Force goals. The following four goals form the basis for directing base development and facilities improvements in a logical and orderly fashion:

- Perform the Mission – Provide facilities that enable the System Program Offices (SPO) to accommodate program changes.
- Protect our Resources – Ensure protection, use and management of human, financial, natural, cultural, historical and man-made resources.
- Architectural Compatibility – Ensure architectural compatibility on base by using efficient and consistent style in all new structures. Also, enhance land use compatibility on base.
- Quality of Life – Promote the public health, safety, welfare and overall quality of life.
- De-institutionalize the face of LAAFB. Provide open spaces and landscaping. Improve roadways and traffic circulation.

Surrounding Community and Architecturally Significant Buildings

LAAFB is situated in an urban-industrial environment about one mile south of the Los Angeles International Airport in the South Bay area of Los Angeles County, California. This location provides immediate access to international, national and regional air transport, land and water transportation facilities and circulation routes.



Los Angeles Air Force Base, Area 'B'; is located on the northeast corner of El Segundo Blvd. and Douglas Street. It is located within a community predominately comprised of commercial office buildings, many of which are located in campus-like environments. Much of the surrounding community is oriented to the aerospace industry with LAAFB having close working relationships with these commercial enterprises. The existing surrounding buildings are primarily Class 'B' office buildings, but newer development is more commonly being constructed as Class 'A', as land values continue to rise.



Many of these office buildings in proximity to LAAFB include some features which fit LAAFB's urban and building aesthetic theme, thereby, reinforcing the use of those features to give LAAFB community and neighborhood compatibility. These recommended features include:

- Buildings grouped or formed to create a campus-style setting.
- Simple, clean lines creating clarity of form but with an articulation of the building mass from the ground up, to provide uniqueness and reduce the visual volume of mid-rise buildings.
- Architectural features for bringing daylight into buildings.
- A proportioned use of solid materials, along with glass, to create architectural interest in facades and avoid an all-glass look which is incompatible to Area B's current and projected development.
- Quality materials, in content and image, which help express the professional nature of the activities in the buildings.
- Identifiable entries to the buildings with ample landscaping.
- Courtyards and glazed atriums providing protected "people places" for breaks, lunch, and casual conversation taking advantage of the climate in this coastal Southern California region.

The following are examples of class-A office buildings in the local area.



Typical office buildings in the South Bay area

Aesthetic Theme of Existing Buildings

The Commissary (built in 1980's), the Medical-Dental Clinic (under construction) and the proposed Physical Fitness Center express the "hi-tech/aerospace" image LAAFB is seeking to build upon. They have been designed as a series of buildings, each building on the last, to strengthen that desired image. The specific elements that create this image are:

- The very simple, clean lines of the Commissary, capped by a rounded parapet cap and the streamlined look of its exterior metal skin panels, accented by a major curved shape to highlight the building's entry.
- The continued simple lines of the Dental Clinic clad in metal skin panels with rounded parapet cap. This streamlined look is accented using horizontal metal sunshade devices with articulated detailing created by their hi-tech suspension attachment system. Finally, the use of an aerodynamically curved-shape roof crowns the building and cascades over the entry atrium, making day lighting an integral part of the design.
- Similar use of the same vocabulary of shapes and materials on the Fitness Center with the introduction of a major new material (burnish-faced concrete masonry units) to create a richness in the full complement of new buildings and avoid monotony in the overall image. In all three buildings, individually and as a group, there is a consistency in their simple, clean lines accented by curved shapes, clarity of form and building entry and use of materials which convey a hi-tech, forward thinking image.

The following are examples of existing and proposed facilities in Area B



Commissary and rendering of new Medical/Dental Clinic



Rendering of proposed Physical Fitness Center

IV Architectural Guidelines

Theme

LAAFB's predominant aerospace role, requiring a highly professional and technological thinking workforce, requires buildings, which functionally accommodate and visually convey a dynamic image of this mission.

Composition

- Simple and clean but dynamic lines for building masses.
- Curved forms introduced to carry on the hi-tech, aerospace image and create uniqueness.
- Proportioned use of solid materials and glass for architectural richness and façade articulation.
- Architectural features to capture daylighting and a detail sensitivity to controlling it.
- Building masses, from the ground up, which reduce the visual volume of mid-rise buildings.
- As more buildings develop, a campus-style approach to their combined configuration and the spaces created among them.

Building Materials

The approved and recommended architectural materials for LAAFB are:

- Metal skin panels similar to those on the Commissary, Medical-Dental Clinic and Fitness Center
- Stone Veneer
- Architectural pre-cast concrete panels
- Enhanced-finish concrete masonry units (Exposed aggregate or burnished finish)
- Exterior cement plaster
- Glass with clear anodized aluminum framing or a butt glass "frameless" system. Glazing shall be non-reflective
- Standing seam metal roofs for slopped and curved surfaces. Metal shall be factory-finish color with standing seams at maximum 18" o.c.

Colors

The approved and recommended exterior colors for LAAFB are:

- Colors such as off white and light gray shades shall be the predominate scheme for exteriors wall surfaces.
- Glazing shall be clear or have minimal tint.

- Storefront systems shall be clear anodized, or similar to Kawneer Co. "Platinum Ice".
- Use of accent features at locations such as primary entrances is encouraged. "Air Force Blue" color may be incorporated in limited quantity.
- Standing seam barrel roofs shall be similar in color to Berridge Manufacturing Co., "Zinc Grey".
- Exterior site hardscape shall have integral color adequate to minimize glare and reflectivity.
- All colors shall be factory applied or integral to the material.
- Exterior cladding material shall be light in color.

V. Urban Design Analysis and Guidelines

Existing Site Plan Analysis

The existing site plan for LAAFB Area 'B' has evolved over a period of more than 40 years, and is not orderly. Visitor areas are not clearly defined, nor are pedestrian routes. Existing building design is inconsistent, and most facilities are past their useful life and inappropriate for the current functions and operations of the Base.

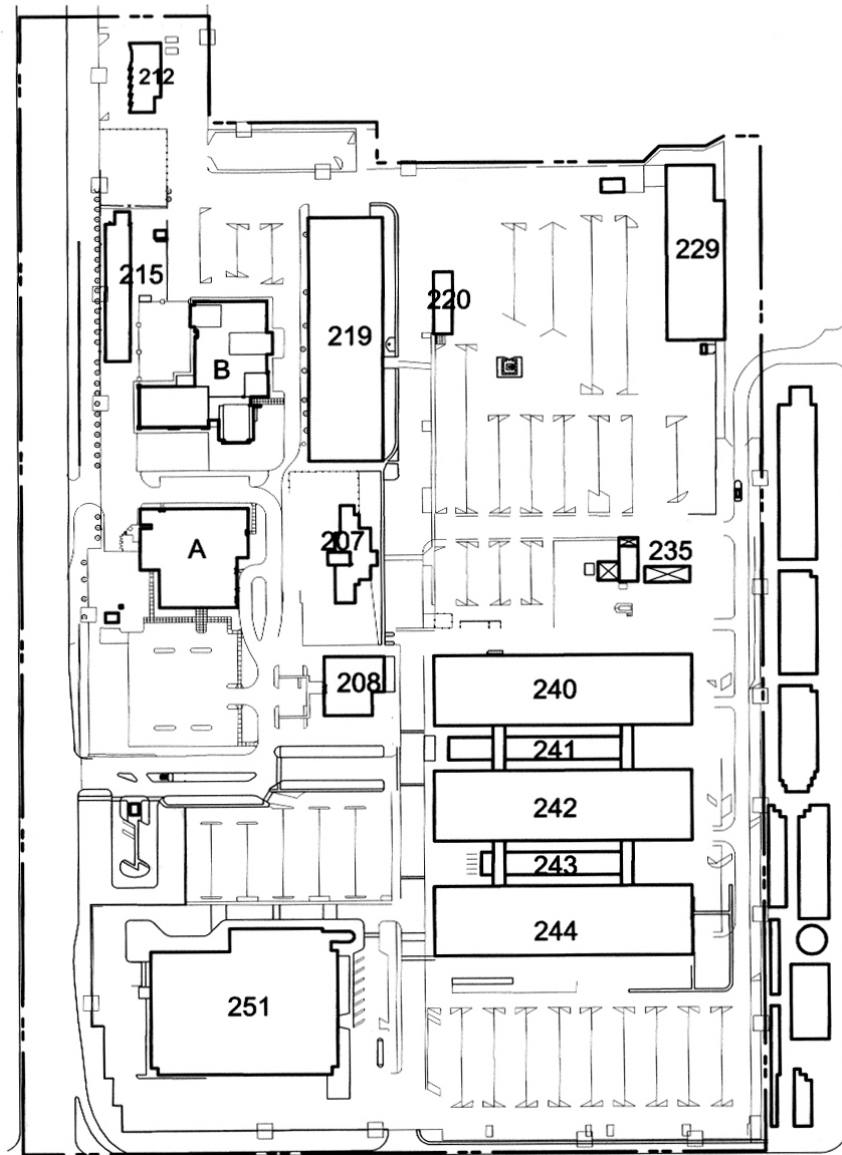
As this Design Guide is being developed, construction is underway for a new Medical/Dental Clinic and a new Fitness Center. The Existing Site Plan diagram indicates the footprint of these two buildings (and required demolition) as if they were complete. When completed, these new buildings will begin to define a more orderly site plan for the northeast area of the base.

An entry courtyard with seating and landscaping will be located at the southeast corner of the Physical Fitness Center. That courtyard will ultimately be located diagonally opposite of the larger, formal plaza indicated on the Site Plan. The present visitor entrance to the Base is off of Douglas Street, south of the Medical/Dental Clinic. That entrance will remain in place until a new entrance and Visitor's Center is constructed between the Fitness Center, and north of the of the Medical/Dental Clinic. As a date for design and construction of the new entrance has not been determined, the site design should accommodate either the existing, or the proposed location.

Service and personnel access for the Commissary, Medical/Dental Clinic, Physical Fitness, and all other Base operations shall be maintained during the construction of the SAMS project.

Phased demolition of various facilities will be required to accommodate the planned new construction. Activities and operations that are presently housed at Area 'B' are required to remain in operation during construction. Functions and personnel housed in Area 'A' can relocate after construction at Area 'B' is complete.

EXISTING SITE PLAN



- A. PROPOSED MEDICAL DENTAL CLINIC
- B. PROPOSED PHYSICAL FITNESS CENTER

Organizing Elements

Elements that will provide organization to the evolving site plan for LAAFB include:

- Base Edges

The primary impression of the LAAFB for the general public is the appearance of the edges of Area 'B' along the major boulevards that comprise its perimeter. These edges are presently poorly defined, and do not serve as an amenity to the surrounding community. New site planning should provide higher visibility and better identity for the LAAFB.

- Circulation

- Vehicular

- Visitor and Base personnel entrances
 - Minimal intrusion into the Base by vehicles
 - Clearly defined routes and hierarchical access

- Pedestrian

- Walkable site, predominately pedestrian
 - Direct access from parking structure to building entrances

- Service

- Minimal intrusion into the site
 - Centralized loading dock

- Parking

- Centralized Base personnel parking structure
 - Clearly identifiable visitor parking

- Security

- Force protection as required by LAAFB

- SAMS Buildings

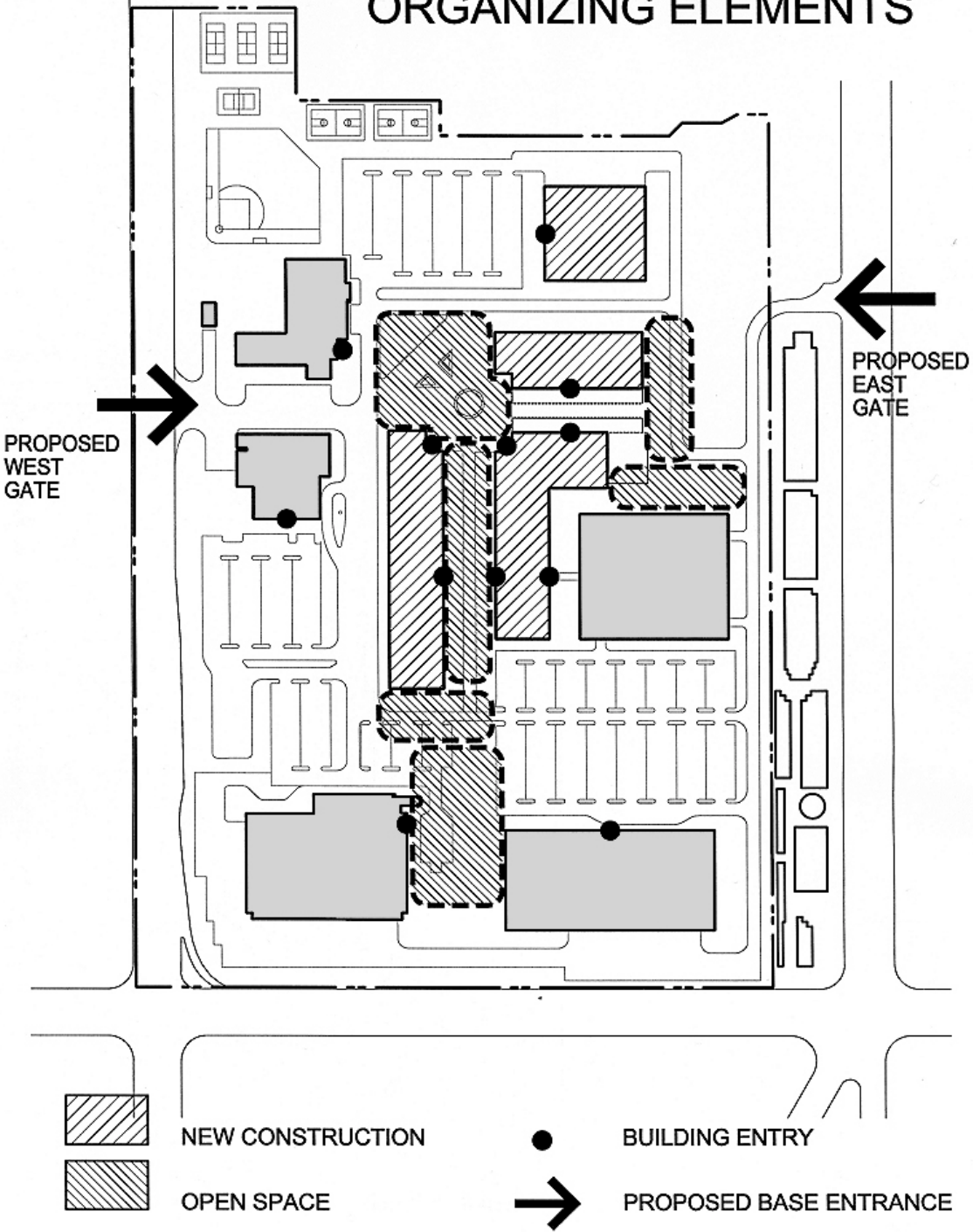
- Open spaces

- Central formal plaza
 - Pedestrian mall central to site and buildings
 - Pleasant, functional outdoor seating areas

- Building Entrances

- Located at pedestrian access points
 - Oriented to recognize parking structure as well as visitor parking

ORGANIZING ELEMENTS



Allowable Building Sites

Utilizing the LAAFB General Plan, the Design Guide has identified specific allowable building sites for development of the S.A.M.S. Office Buildings, parking structure and open spaces.

Site density, building massing, pedestrian orientation, parking and arrival, open space areas have all been considered in identifying options for site coverage and configuration. As the building architect develops the actual building configuration and resulting footprint and mass, it is anticipated that the concept of the siting, massing, arrival, pedestrian areas, and setbacks will primarily follow the Design Guide.

The allowable building sites are defined by the following criteria:

S.A.M.S. Minimum Project Scope

This is defined by the area just south of the east gate, continuing west to the eastern edge of the drive on the east side of the Physical Fitness Center. The boundary continues south to align with the “mall” to the north of the S.A.M.S. project. The southern boundary continues east and terminates at the eastern property line of the site.

The building contained within the minimum project scope include the S.A.M.S. complex including a portion of the central plaza and secondary mall spaces, the parking structure and associated spaces between the parking structure and the S.A.M.S. complex.

S.A.M.S. Additive (ABG Phase I)

This area is defined by the east entry gate continuing west to the eastern boundary of the north parking lot, continuing north to the northern property line, continuing west to the eastern edge of the proposed softball/baseball field. The boundary continues south along the eastern edge of the Physical Fitness Center, to the northern edge of the S.A.M.S. complex, continuing east to the eastern property line.

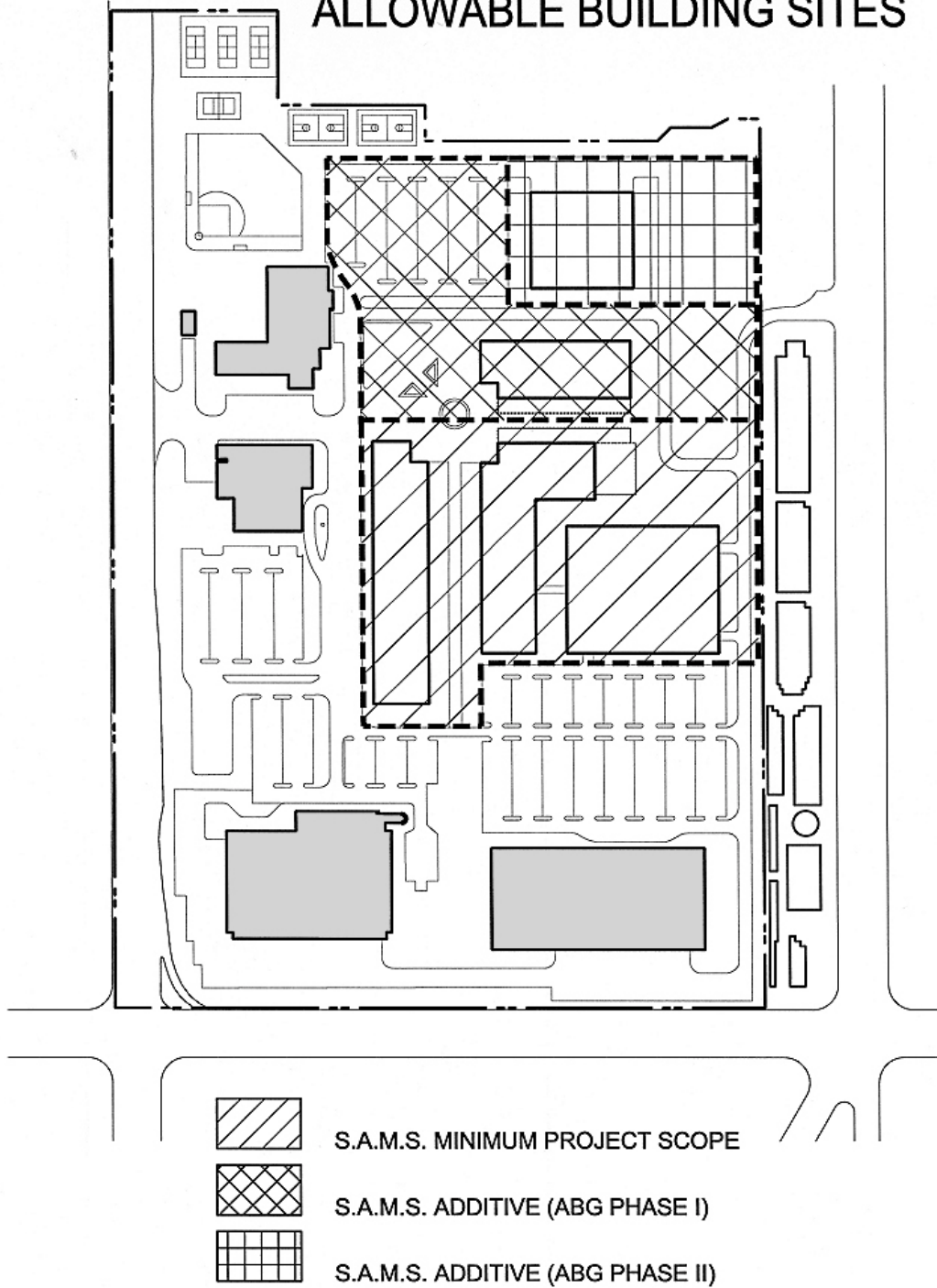
The buildings contained in the ABG Phase I would include the ABG Phase I building, the completion of the central plaza and the drive to the north of ABG Phase I building.

S.A.M.S. Additive (ABG Phase II)

This area is defined by the east entry gate heading north to the north property line, continuing west to the eastern edge of ABG Phase I, continuing south to the drive and terminating at the east gate.

The building contained in the ABG Phase I would be ABG Phase I building, and the area between that building and the eastern property line.

ALLOWABLE BUILDING SITES



External Vehicular Circulation

LAAFB, Area 'B' is served by the 405 freeway to the east. Access is primarily from El Segundo Blvd., with the main base visitor entrance from Douglas Street. A proposed Visitor Processing Center will be constructed with a new Main Base Entrance further north on Douglas Street at a future date. Vendors and deliveries will also utilize this entrance. Until the proposed entrance is completed, the existing entrance location will also need to be accommodated in circulation planning.

Primary access and egress for Base personnel will be from Aviation Blvd. on the east. Since Base operations scheduling results in peak arrival and departure times, all off-site and on-site roads, drives and entrances should be designed to accommodate anticipated maximum traffic counts.

Force Protection shall be discussed with LAAFB and incorporated into all circulation planning.

Internal Vehicular Circulation

Control of visitor vehicular access for security and traffic purposes should be considered as the vehicular access and parking is designed. Visitor vehicular wayfinding from the location of the interim Douglas Street entrance (as well as the proposed entrance further north on Douglas Street) to designated visitor parking should be clearly defined by roadway improvements, landscaping and signage. Visitor vehicular wayfinding should be clearly defined from the location of the interim entrance to visitor parking, and readily adaptable to a new circulation route when the proposed entrance location is completed.

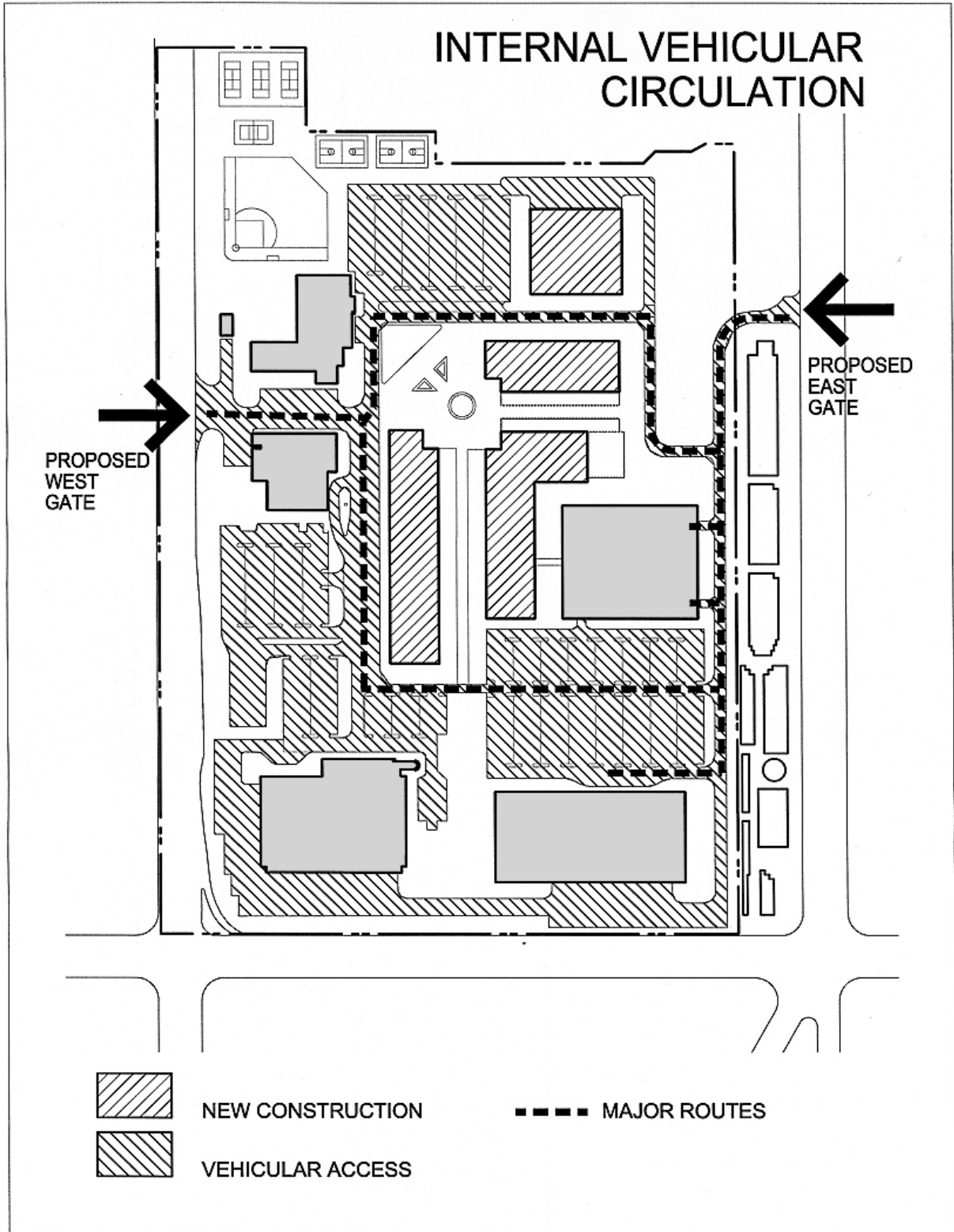
Primary access and egress for staff will be from Aviation Blvd. on the east leading directly to the parking structure and to surface parking to the south. Peak load access and egress should be anticipated in the design of the entrances and the parking structure and surface lot, as many staff will be commuting on a similar daily schedule. Security control access will need to be provided at this entrance.

Minimizing on-site vehicular use is vital to supporting the pedestrian oriented aspect of the new site plan. Convenient, pleasant and logical pedestrian access from the staff parking areas to each of the employment centers is a critical design issue. Staff should not be required to walk around buildings or to walk through parking areas for any significant distance, or inappropriate shortcuts and compromised safety may result.

Surface parking lots should have their visual impact reduced by landscape screening and generous placement of shade trees within the parking lot.

The number of parking spaces for specific building / areas on area "B" have been estimated in the table below. All of the parking requirements below are surface parking except for the 1000 spaces in the SAMS Complex parking structure.

Area B Parking	Spaces
SAMS Complex (1000 structure and 100 surface)	1100
Consolidated Support Center (ABG Building)	275
Child Development Center	34
Medical Clinic	86
Fitness Center	8
Base Exchange	400
Commissary	288
Visitor's Center	11
GOV	60



Security Perimeter

Force Protection shall be incorporated into the planning and architectural design of the LAAFB. A security perimeter will be required, as will more specific considerations as design of the facilities progress. LAAFB shall be consulted throughout the project so that security requirements can be integrated into the design in an appropriate and inconspicuous manner.

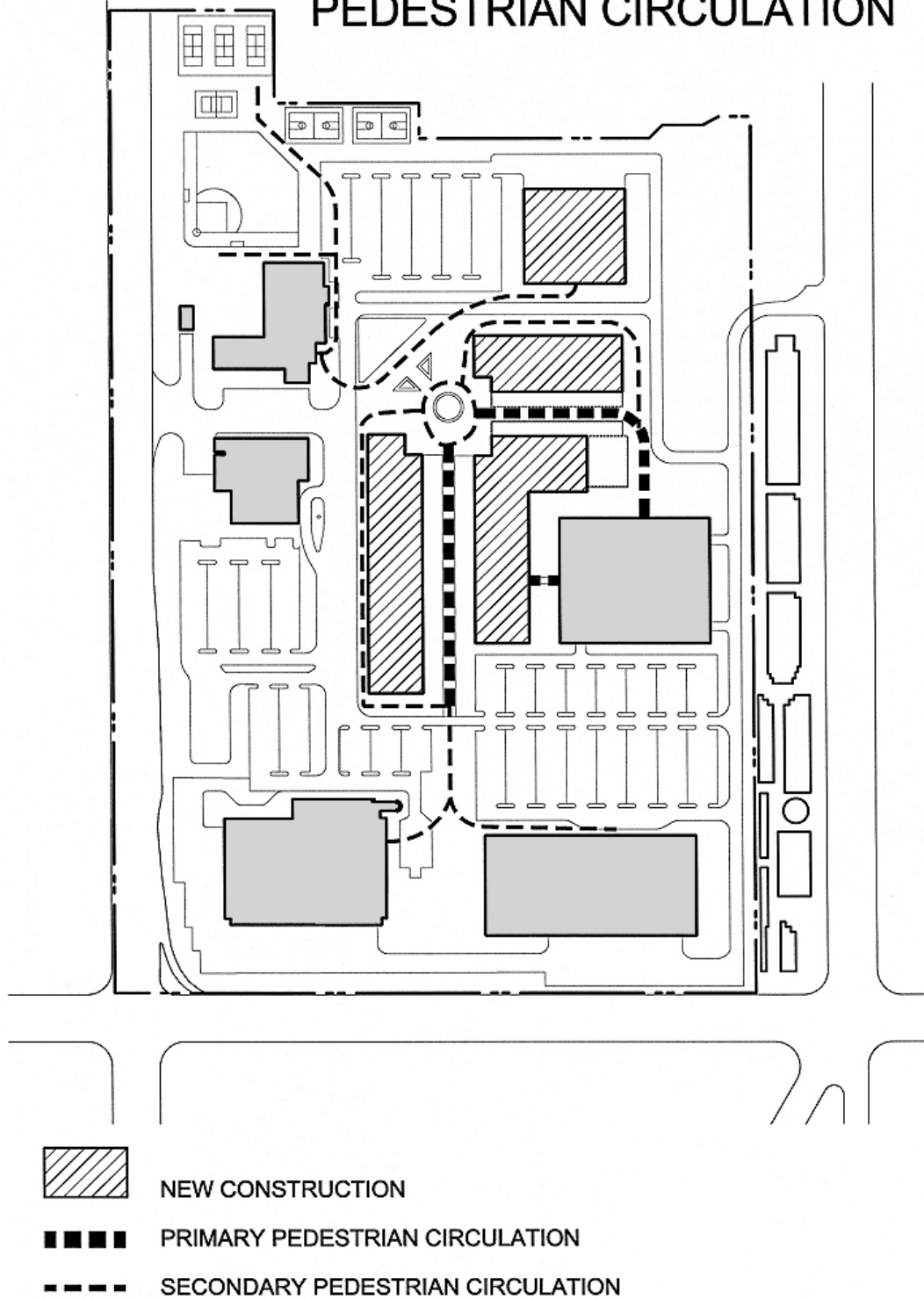
Pedestrian Circulation

Immediately upon leaving ones car, pedestrian circulation routes that are safe, orderly and attractive routes should be provided. Way finding may be augmented by signage, but should be primary intuitive by the design of the site, the landscape, open spaces and the buildings and entrances.

The central mall and plaza will be oriented exclusively to pedestrians. These important areas should be nodes within a network of pedestrian routes that serve the entire site and ultimately the entire Base. This will allow outdoor areas that can be used not only for traversing the Base from one building to another, but as a pleasant and stimulating additional space for thought, breaks and formal or informal discussion. Special paving materials, colors and patterns should be incorporated into the design. This same open space, viewed from the windows of the offices above, will provide pleasant, quiet vistas internal to the site. A water feature shall be included in the formal plaza area, and smaller water features may be included in the mall. Both the mall and plaza shall incorporate seating areas for small groups of people. Shading devices in the form of shade trees and trellis elements should enhance the area.

Pedestrian circulation from the new facilities to other areas of the site including the Medical/Dental Clinic, Fitness Center, Commissary, etc. should also be developed with the same care, as those paths will also be highly utilized. Personnel should have no reason to move their vehicle from one part of the Base to another once they have parked for the day if the site planning and amenities design is sufficiently walkable, efficient and clearly directed.

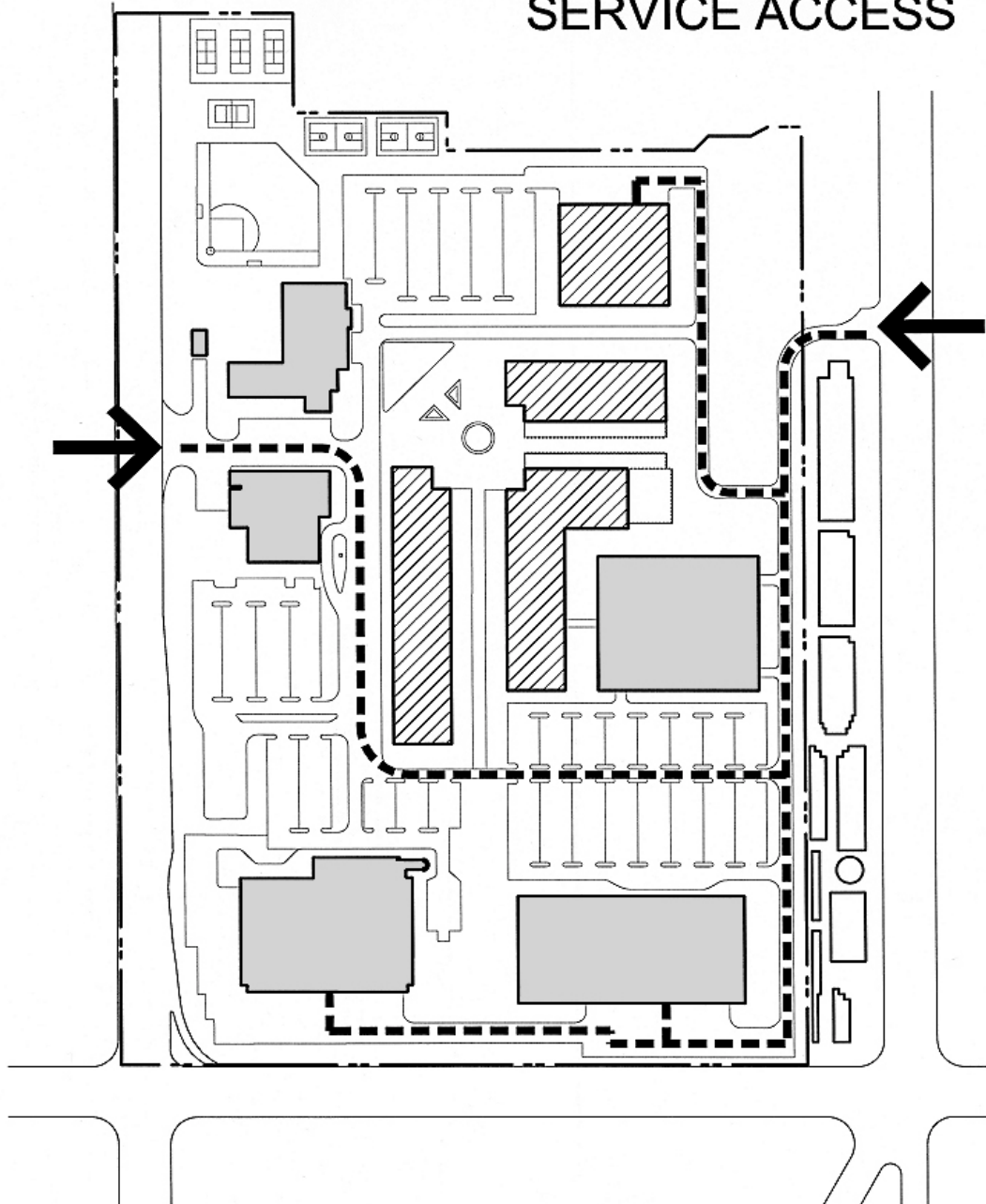
PEDESTRIAN CIRCULATION



Service Access

Consideration should be given to service vehicle access. Vehicles of varying sizes, from 18 wheels to panel trucks, will need to have access to the site. A single, primary loading dock shall be located at a point that keeps intrusion into the site by large delivery vehicles to a single location. Secondary service access for smaller vehicles should be limited to clearly defined and appropriately scaled access routes and delivery points that do not require use of pedestrian ways, and are not readily visible or noisy to those working on the base. Access for emergency vehicles can be limited in areas to emergency use only by use of breakaway bollards, decorative but vehicle supporting paving, or other traffic controlling devices.

SERVICE ACCESS



NEW CONSTRUCTION



SERVICE ENTRY



SERVICE VEHICLE ACCESS

Open Space

Open spaces will serve to define the LAAFB site. Open spaces will range from the formal plaza with flags at the northwest end of the SAMS site area to smaller courtyards resulting from the definition of the mass of the buildings. The center mall of the SAMS development is the main organizing element of that portion of the base, and needs to be carefully designed to assure activity and functional sitting areas of varying sizes and configurations.

Buildings should be arranged and massed to achieve spatial articulation and emphasis of building entrances and forms. The buildings should provide the enclosing framework for the people oriented “spaces between”.

Protection from wind, as well as sun is required. Care shall be taken that wind and shade patterns altered by the building mass be anticipated so that the spaces between the buildings can successfully function as desirable and usable outdoor seating areas at all times of the day and through all seasons.

Open space also includes the pedestrian ways from parking to the building entrances. These areas need to be designed to be pleasant and passively secure.

A monument sign as well as Air Force displays may be incorporated into the plaza.

OPEN SPACE

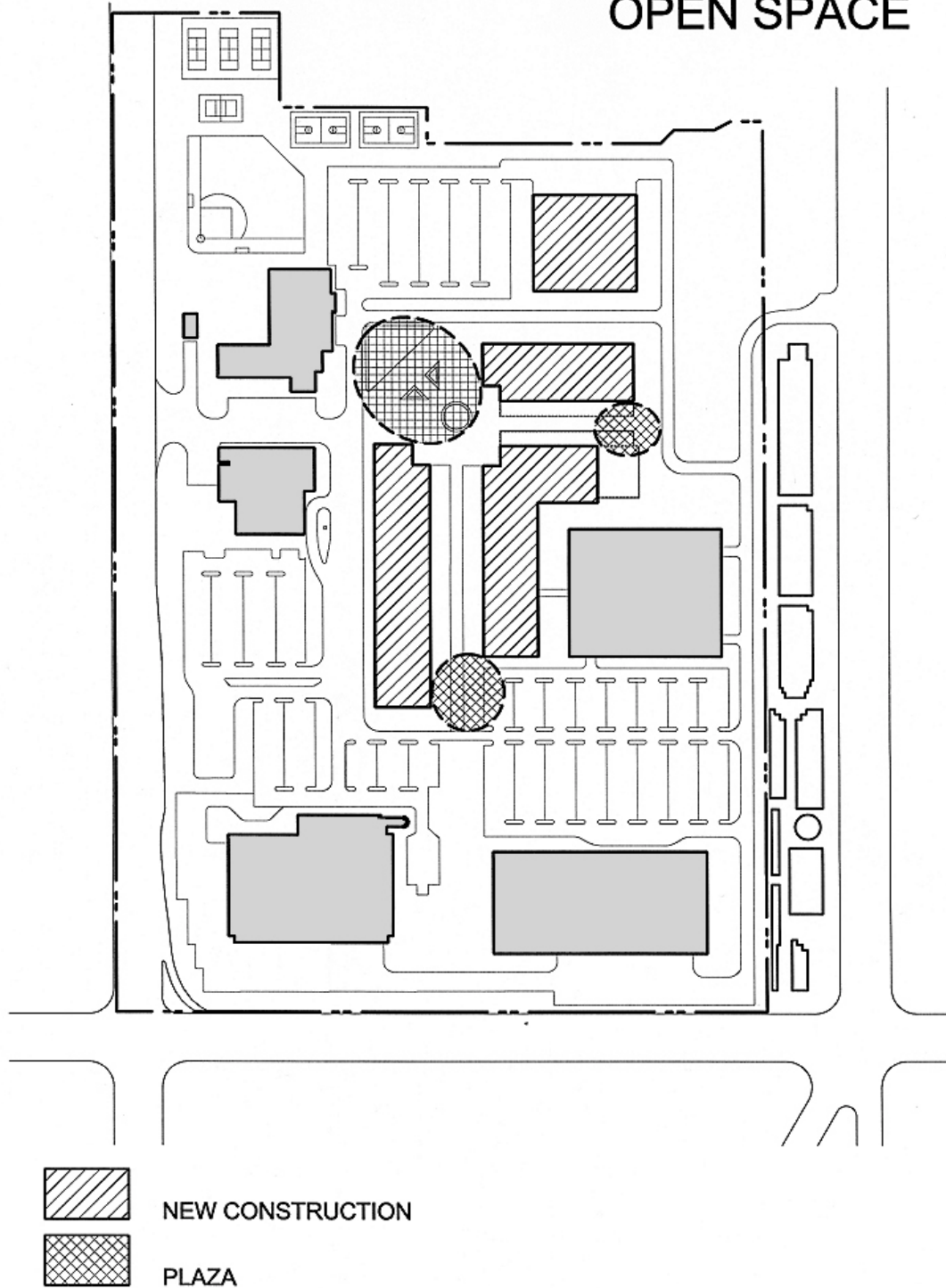
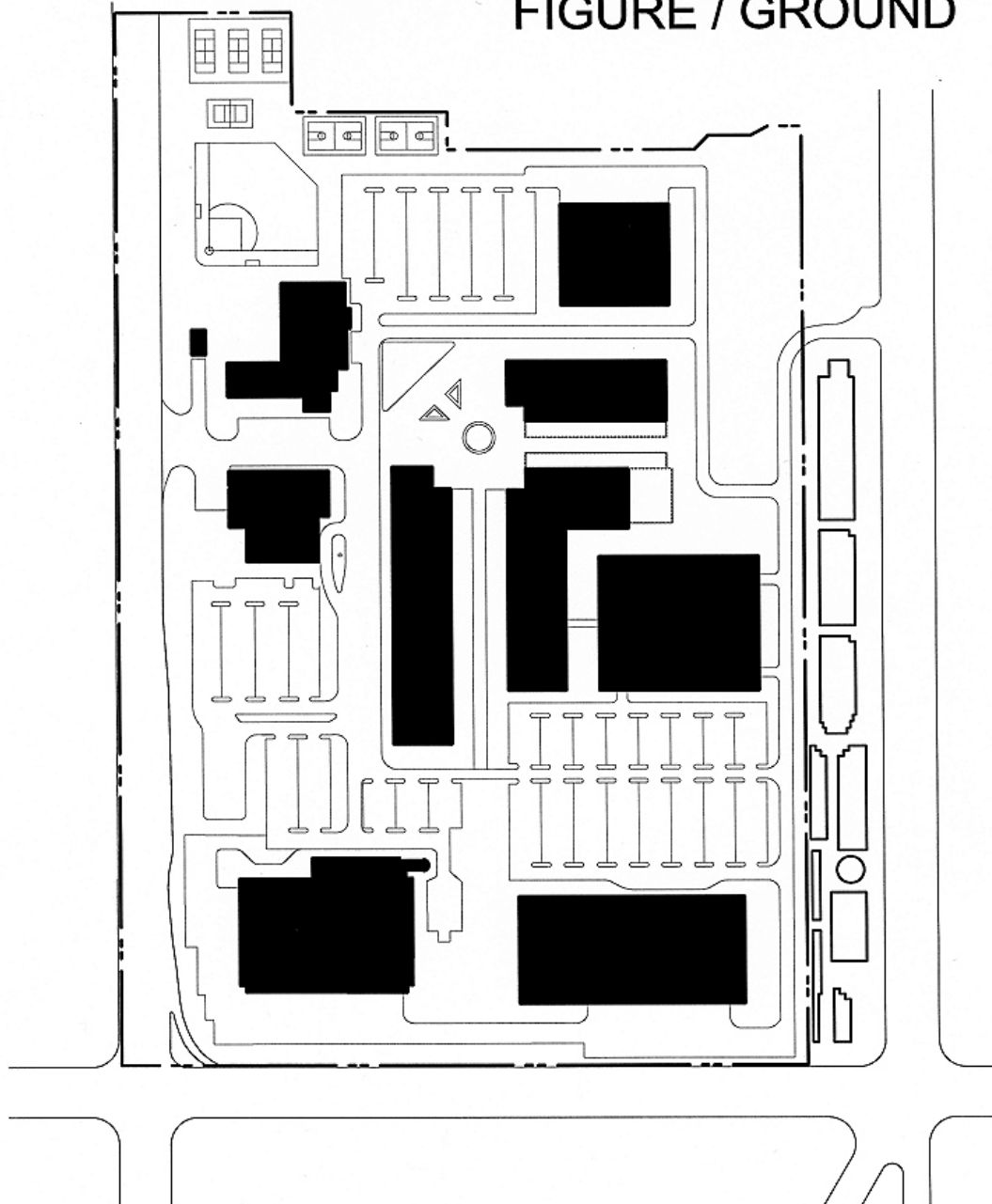


FIGURE / GROUND



SAMS Alternative Site Plan Layouts

The office buildings will primarily be four to five stories. Consideration shall be given to human scale and incorporation of massing setbacks, roof terraces, and stepped back façade treatments to add interest to the buildings. Vantage points from the surrounding community, as well as those on the Base and from the pedestrian spaces adjacent to the buildings should all be considered. Entrances and facades adjacent to pedestrian spaces should be especially proportioned and detailed to accommodate human scale. Provide shadow lines, detailed fenestration and façades and other architectural elements to accentuate proportion and approachability of the buildings where people will come in contact with the building exterior.

Alternative One –

Alternative one uses the idea of “portals” as entry points, alternative one used two duplicated, reversed buildings as a portal entry into the central open space of the SAMS complex. The larger building to the west serves as a “focal point” from the parking garage to the central open space. The two “mirrored” buildings allow for a repetitive design/build package.

Alternative Two –

Alternative two also utilizes two duplicated, reversed buildings on the western side of the SAMS complex and an L-shape building on the eastern side. The northern most ends of the buildings open up to the defined “plaza” to the north.

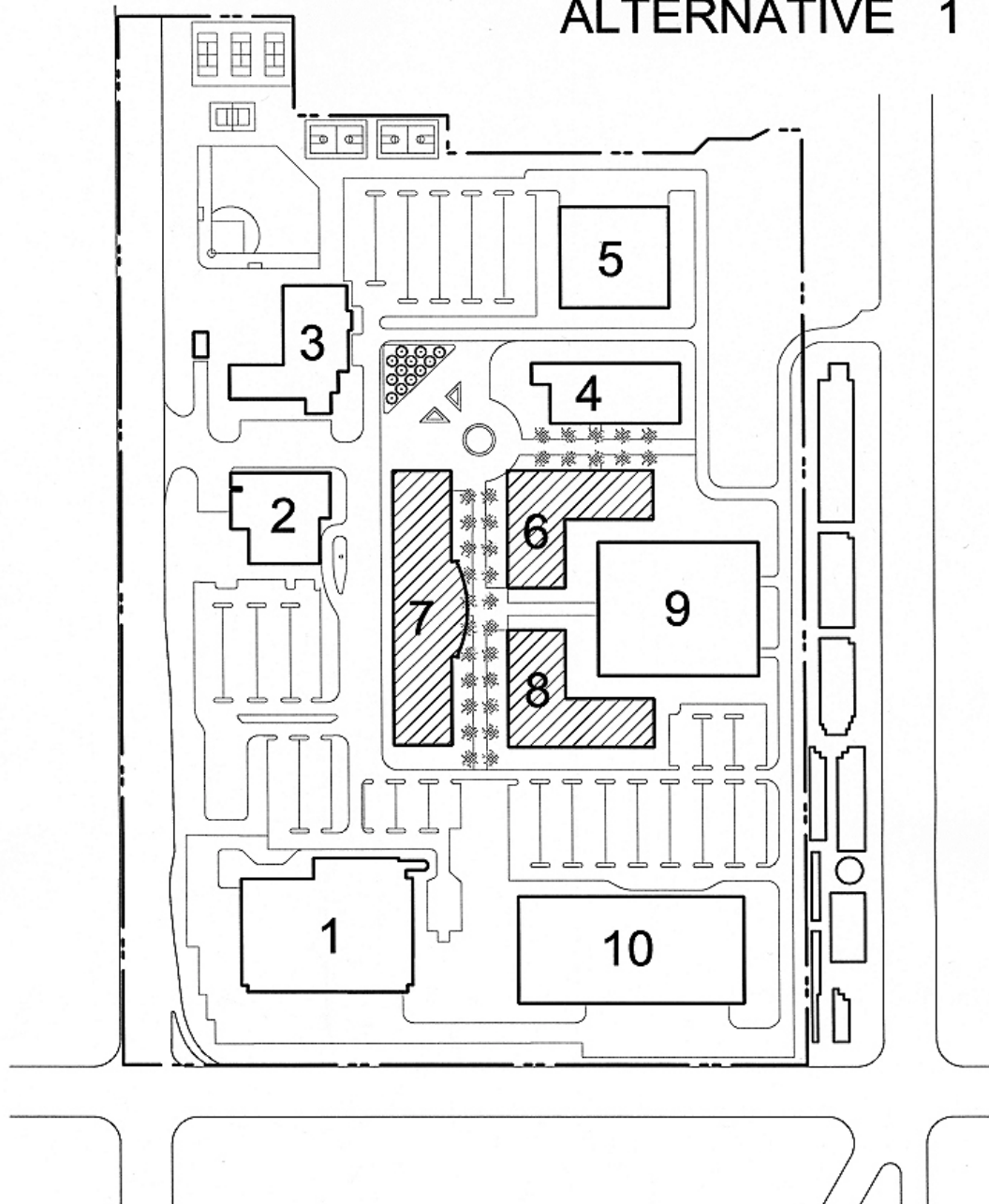
Alternative Three –

Alternative three has three distinct buildings. The western building is conceived as a “stepped” building in plan helping to break up its relative mass. The two eastern buildings have the potential of being connected by a “bridge” element.

The three master plan alternatives are shown for conceptual master planning purposes and programmed square footage reconciliation only. Offerors are encouraged to propose alternate solutions based on the above design criteria.

Design of the parking structure shall reflect and compliment the design of the office buildings. While serving a different function and having its own structural system, the exterior treatment of the two facilities should be unified, but not mimicking.

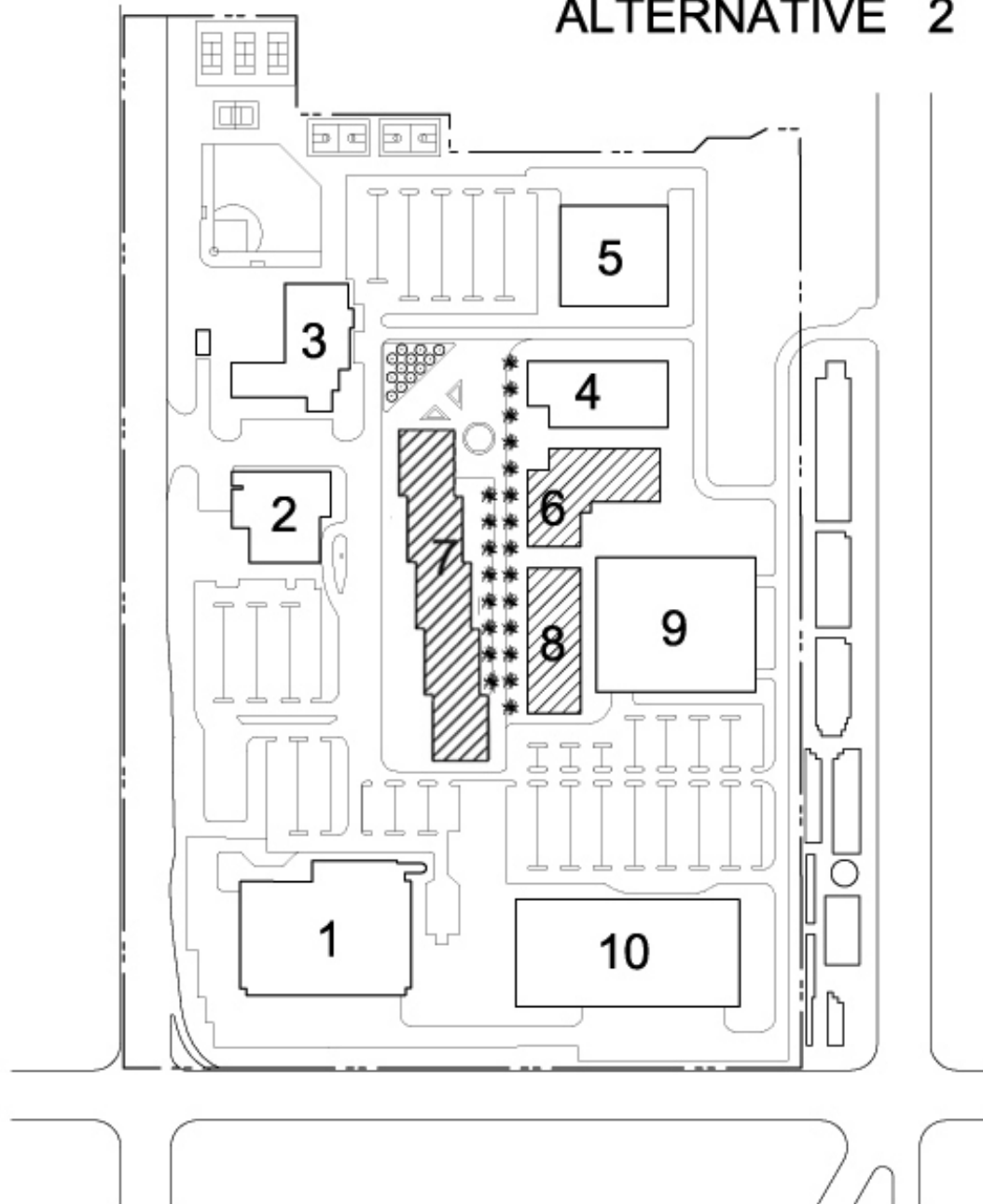
ALTERNATIVE 1



1. COMMISSARY
2. MEDICAL/DENTAL CLINIC
3. PHYSICAL FITNESS CENTER
4. ABQ HQ/PHASE 1
5. ABQ HQ/PHASE 2

6. SAMS PROJECT - BLDG. 1
7. SAMS PROJECT - BLDG. 2
8. SAMS PROJECT - BLDG. 3
9. PARKING STRUCTURE
10. BASE EXCHANGE

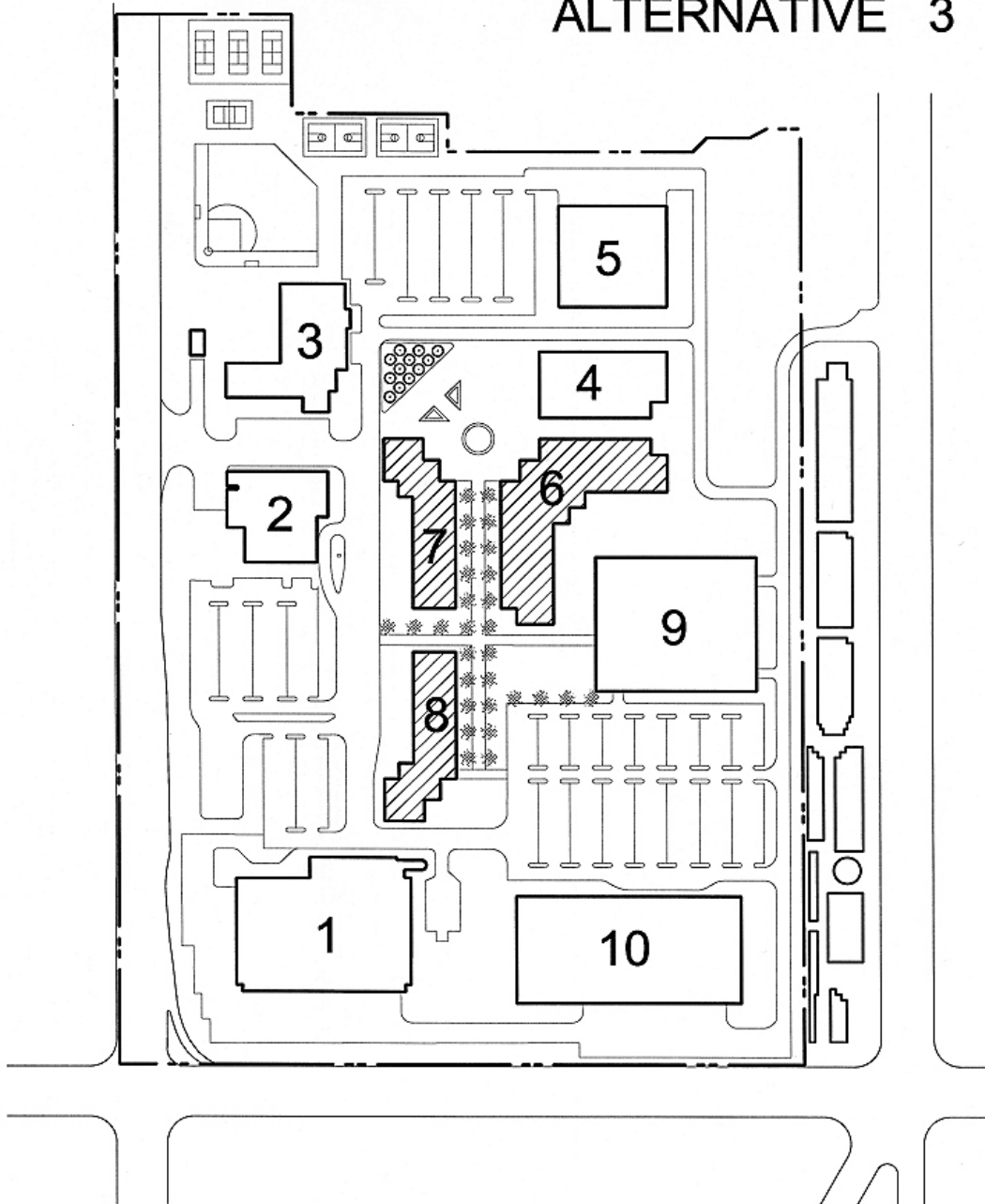
ALTERNATIVE 2



1. COMMISSARY
2. MEDICAL/DENTAL CLINIC
3. PHYSICAL FITNESS CENTER
4. ABQ HQ/PHASE 1
5. ABQ HQ/PHASE 2

6. SAMS PROJECT - BLDG. 1
7. SAMS PROJECT - BLDG. 2
8. SAMS PROJECT - BLDG. 3
9. PARKING STRUCTURE
10. BASE EXCHANGE

ALTERNATIVE 3



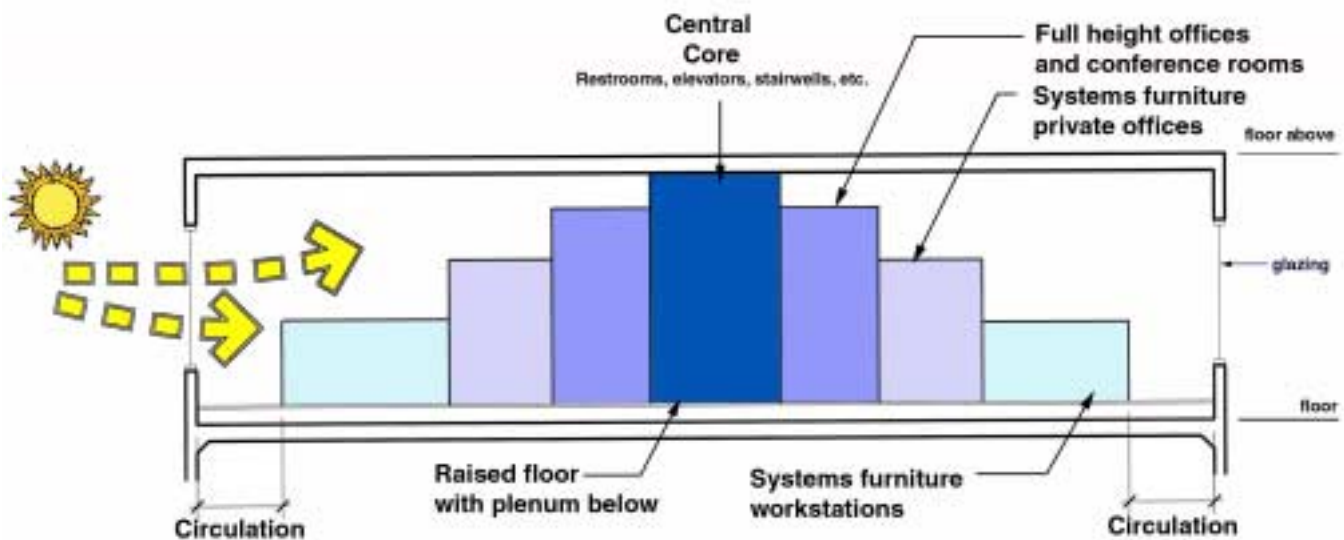
1. COMMISSARY
2. MEDICAL/DENTAL CLINIC
3. PHYSICAL FITNESS CENTER
4. ABQ HQ/PHASE 1
5. ABQ HQ/PHASE 2

6. SAMS PROJECT - BLDG. 1
7. SAMS PROJECT - BLDG. 2
8. SAMS PROJECT - BLDG. 3
9. PARKING STRUCTURE
10. BASE EXCHANGE

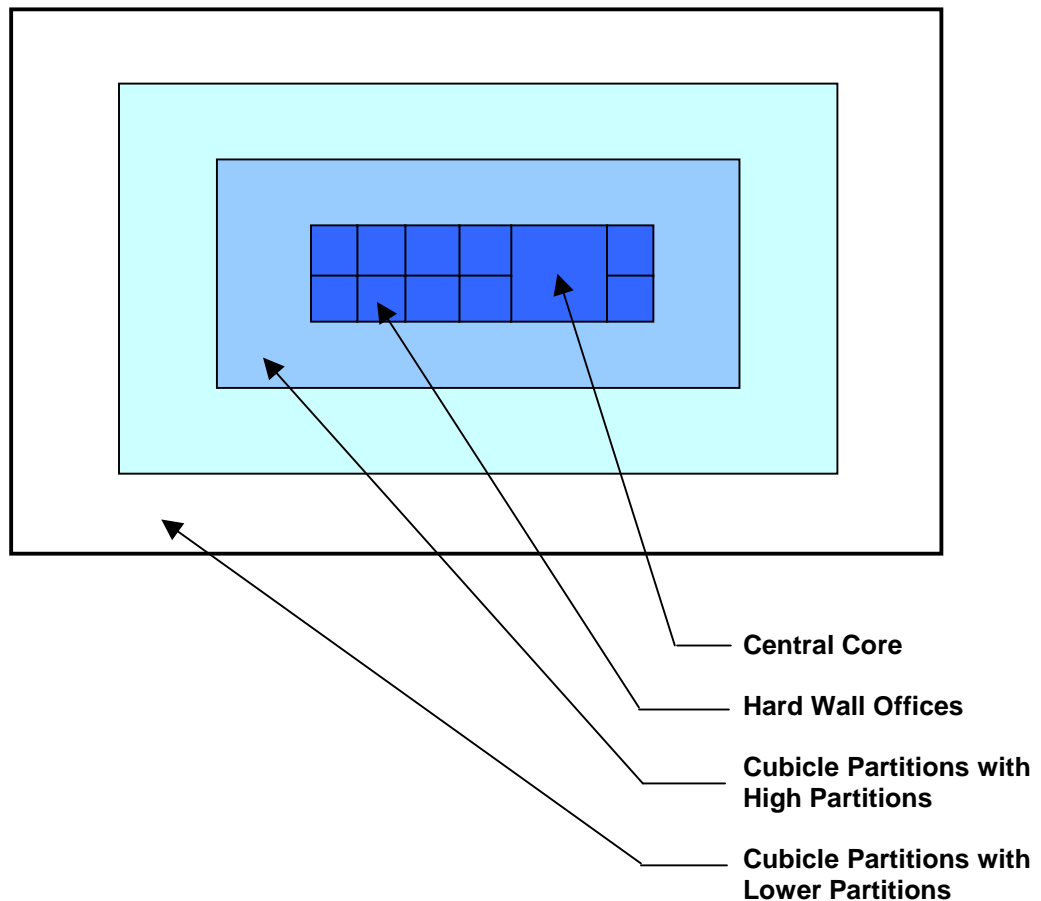
VI. SAMS Massing and Facade Guidelines

The massing and facade appearance of the SAMS complex, as it rises from the ground, is dependent on the building layouts, final footprints and how the buildings are vertically configured to accept daylighting. The following are guidelines for those developments.

Floor Plate and Typical Floor-Building Section Analysis



Preferred Typical Floor-Building Section to Maximize Natural Daylight Penetration into Work Areas

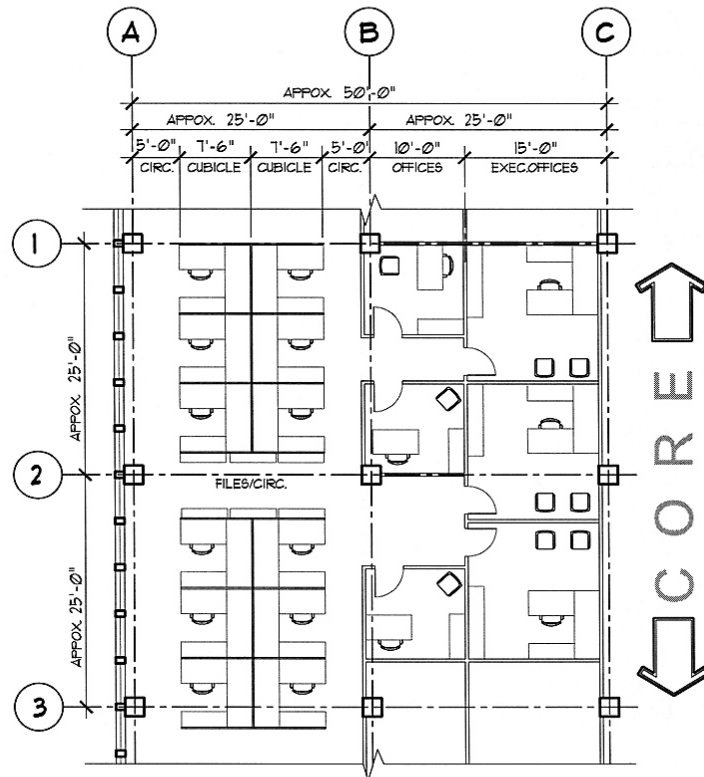


Preferred Typical Floor-Building Floorplate to Maximize Natural Daylight Penetration into Work Areas

Typical floorplates and sections in SAMS office space will be organized as follows to maximize penetration of daylight into interior spaces:

- Hard wall offices will be located in the interior of the space, adjacent to the core.
- Cubicles with higher partition walls will be located adjacent to the hardwall offices and core, separated by a major corridor.
- Cubicles with lower partition walls will be located adjacent to the exterior of the building. Conference rooms and teaming areas will be located in this area as well.

FLOOR PLATE ANALYSIS



The individual building diagrams are based on the floor plate analysis as derived from the preferred typical floor-building section. This floor plate analysis allows for an outer bay with perimeter circulation and two rows of systems furniture workstations. The internal bay allows for one row of systems furniture private offices and another row of full height offices. The bay at the central core contains restrooms, vertical circulation and ancillary support spaces.

Building Diagrams

The primary design guidelines for the individual floor plates are as follows:

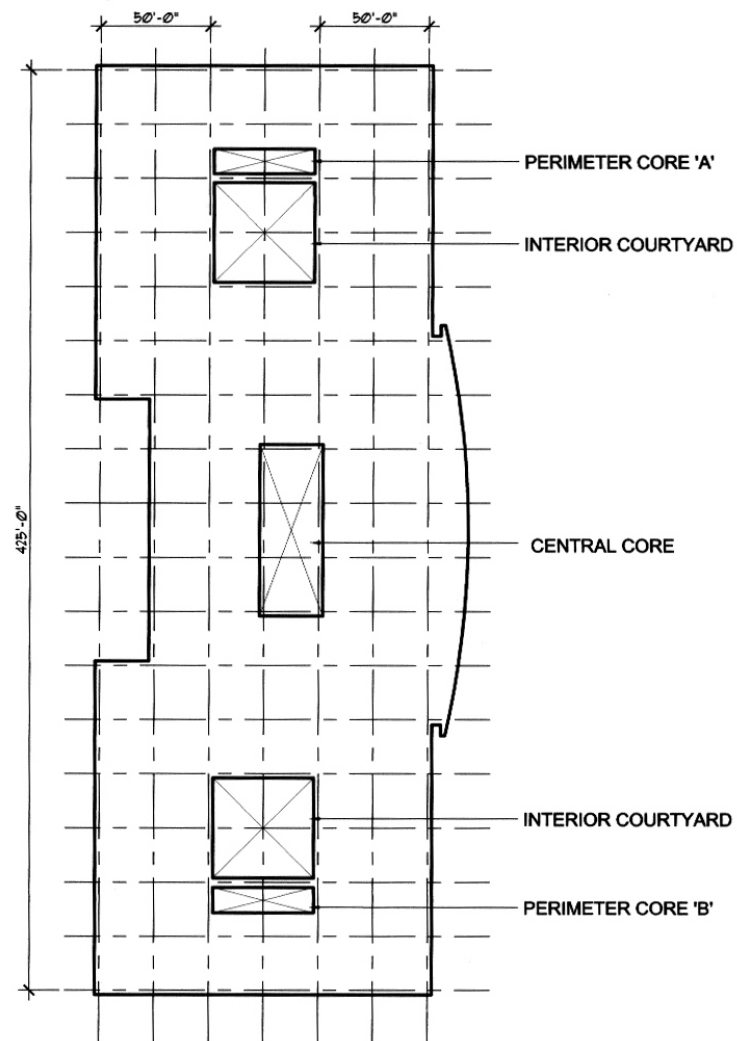
Two structural bay widths of approximate 25'-0" spacing are created around a central core space of approximately 25'-0". The two structural bays wrap around the central core space in configurations based on the individual floor plate square footage requirements. These square footage requirements are taken from the three master plan schemes contained within the Design Guide.

Building masses are achieved through shifting the bays in order to articulate the individual façade. Additional articulation is achieved by creating recesses into the first structural bay or by pulling the façade away from the building and creating a curved façade in portions of the building's exterior.

All building square footages are based on creating midrise buildings of the required square footages.

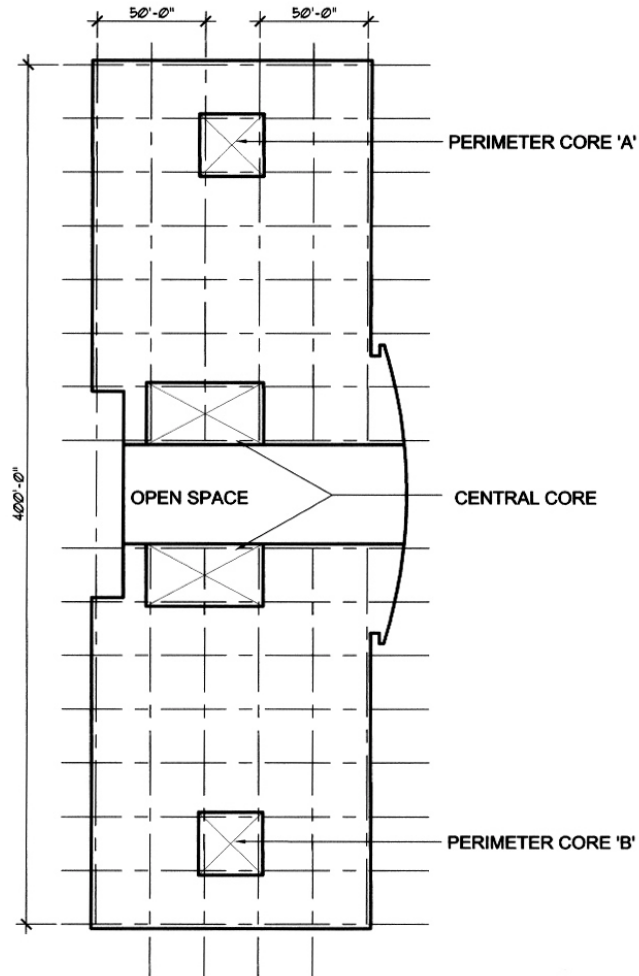
Following are example study floorplates. The Offeror is encouraged to develop his own floorplate designs. The dimensions indicated on the following drawings are intended to illustrate the design guidelines. The Offeror is encouraged to resolve the design issues in a creative manner.

ALTERNATIVE 1 SAMS PROJECT-BLDG. 2A



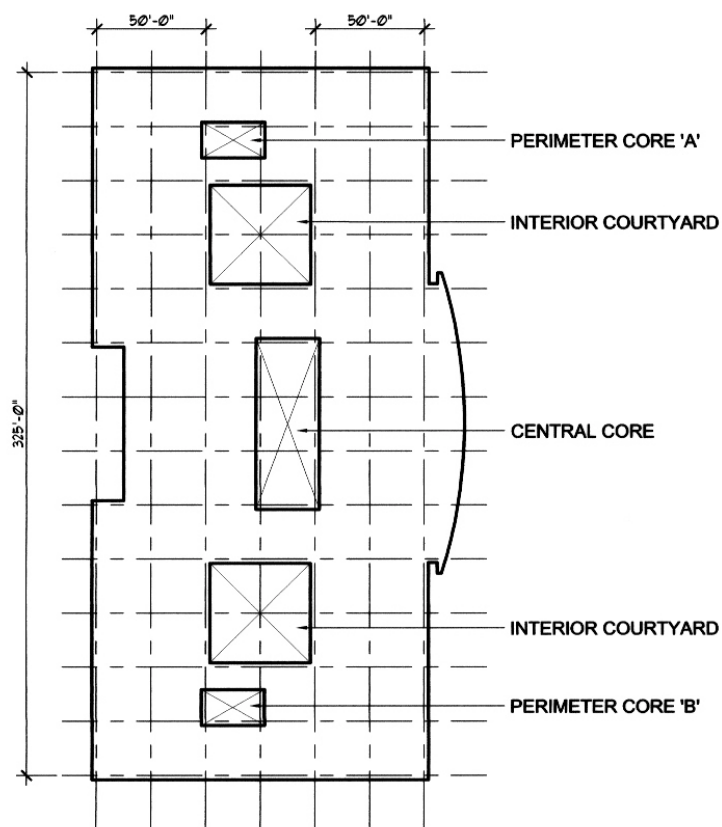
63,750 S.F. FLOOR
318,750 S.F. BUILDING

ALTERNATIVE 1
SAMS PROJECT-BLDG. 2B



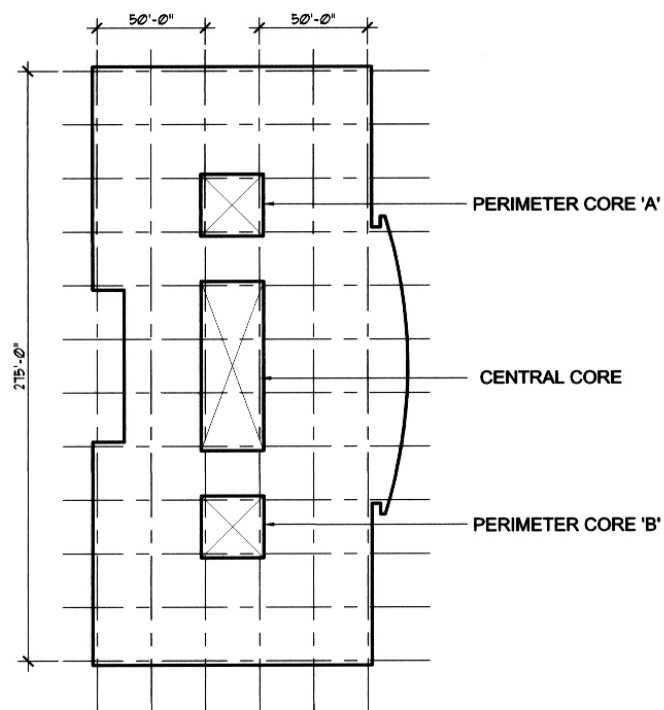
50,000 S.F. FLOOR
250,000 S.F. BUILDING

ALTERNATIVE 1
SAMS PROJECT-BLDG. 2C



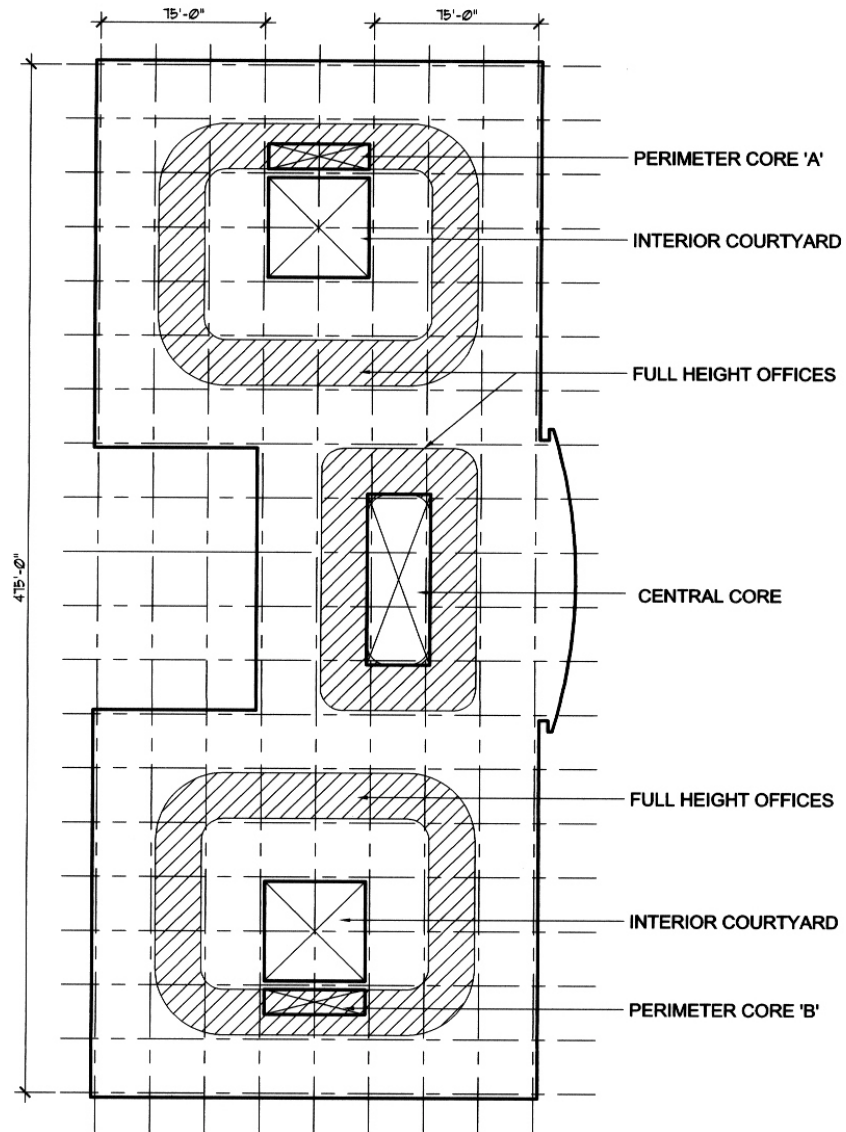
48,750 S.F. FLOOR
243,750 S.F. BUILDING

ALTERNATIVE 1
SAMS PROJECT-BLDG. 2D



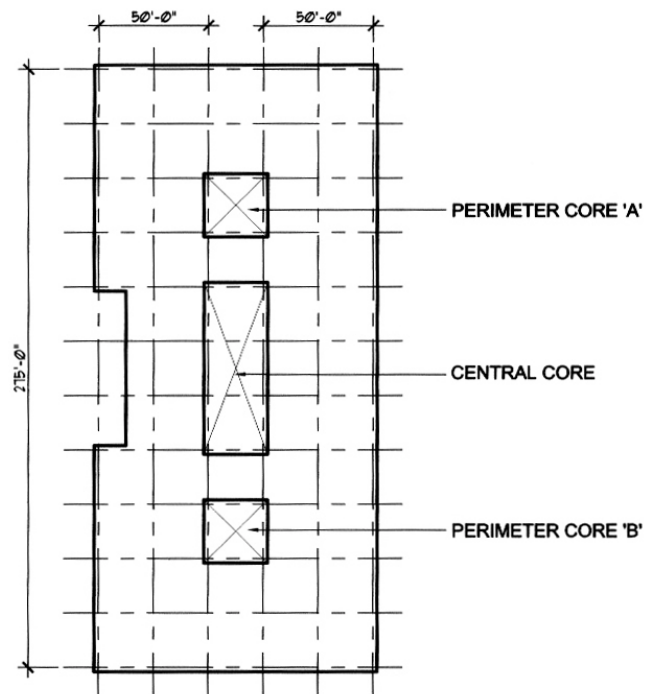
34,375 S.F. FLOOR
171,875 S.F. BUILDING

ALTERNATIVE 1 SAMS PROJECT-BLDG. 2E



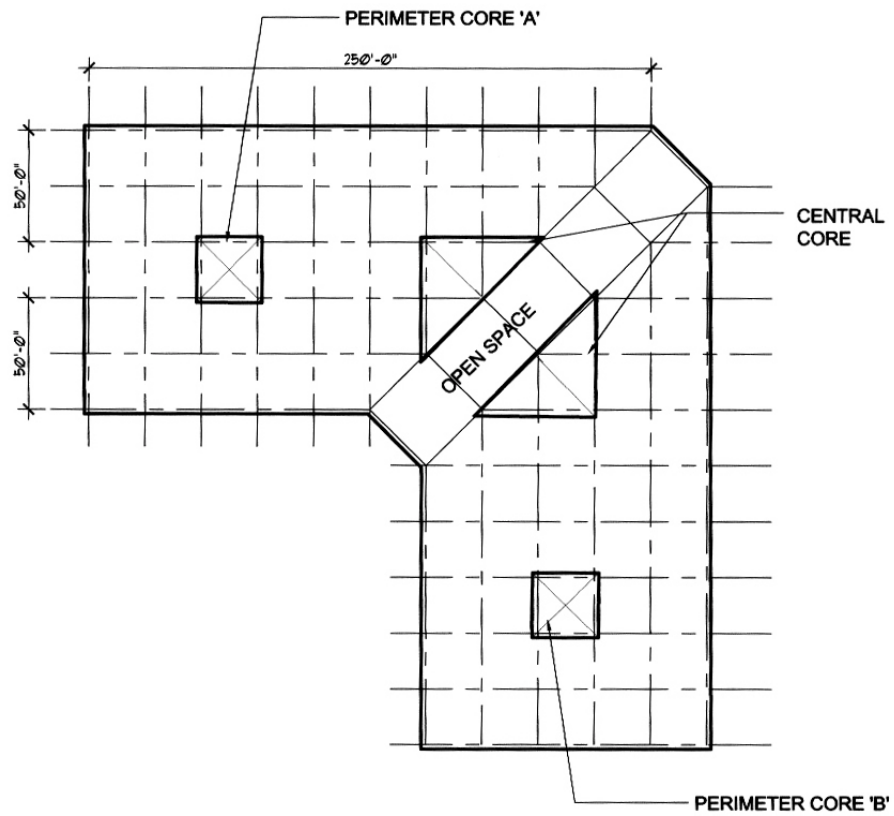
90,475 S.F. FLOOR
271,425 S.F. BUILDING
(3 STORIES)

ALTERNATIVE 2
SAMS PROJECT-BLDG. 3



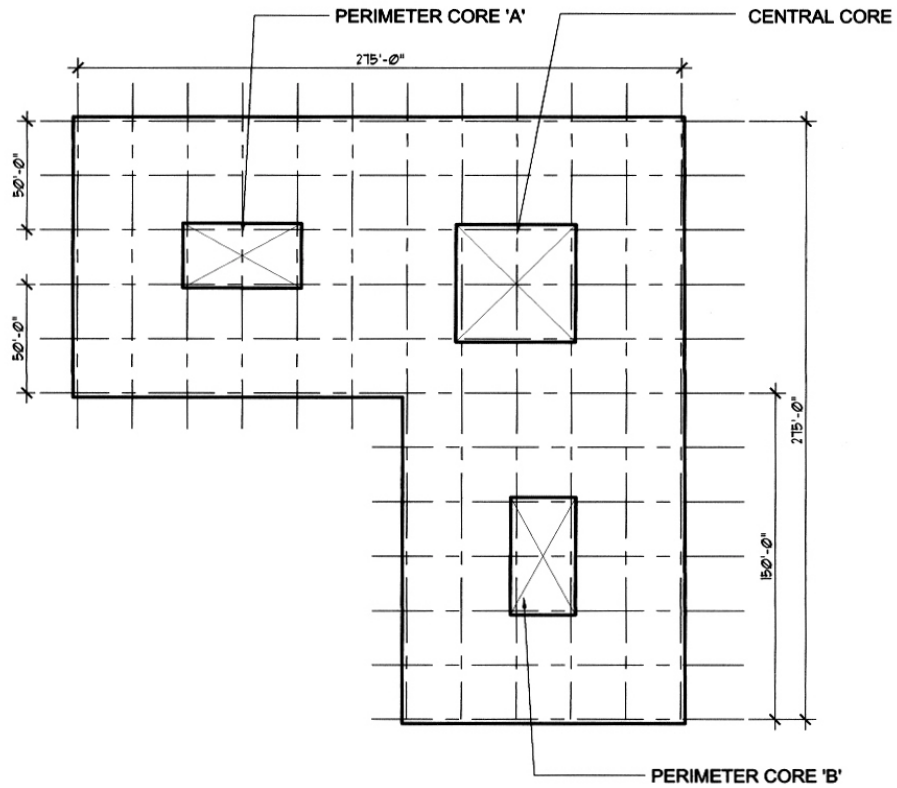
34,375 S.F. FLOOR
171,875 S.F. BUILDING

ALTERNATIVE 1 & 3 SAMS PROJECT-BLDG. 1 & 3



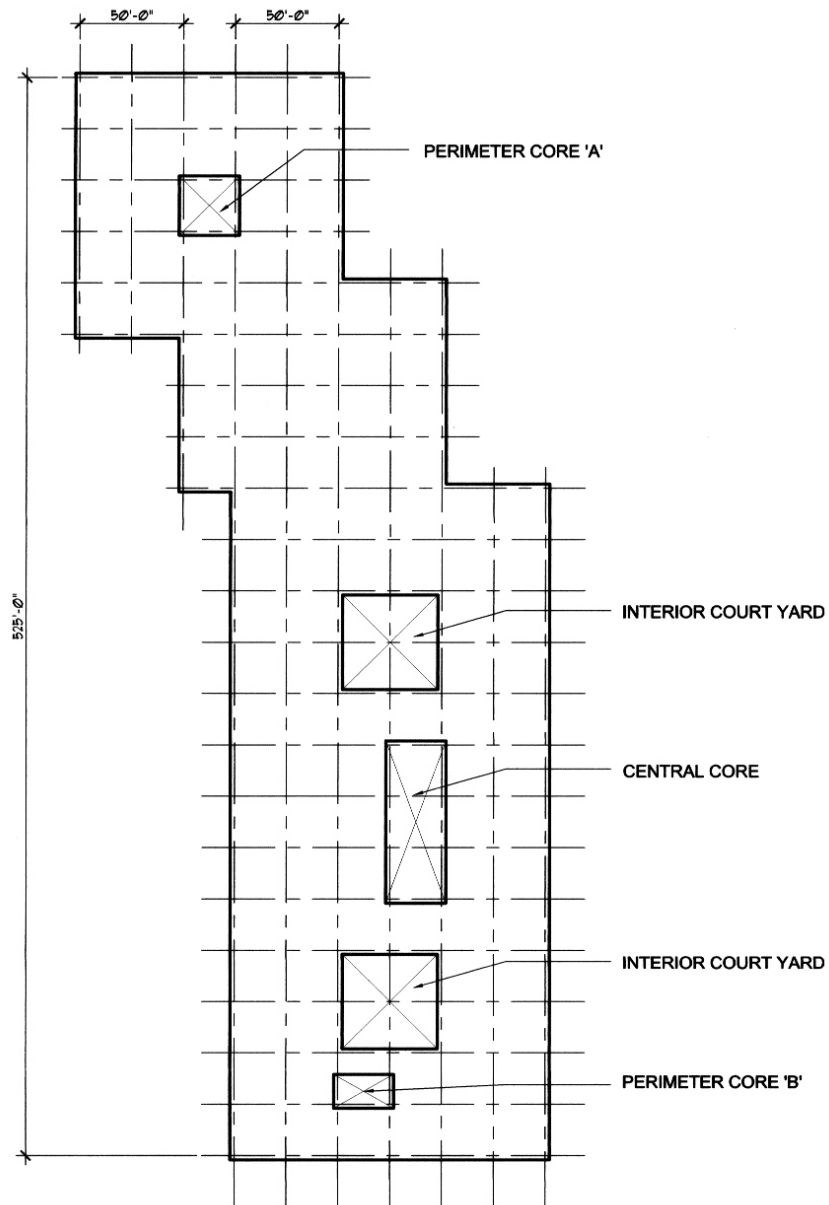
46,000 S.F. FLOOR
230,000 S.F. BUILDING

ALTERNATIVE 1 & 3
SAMS PROJECT-BLDG. 1 & 3



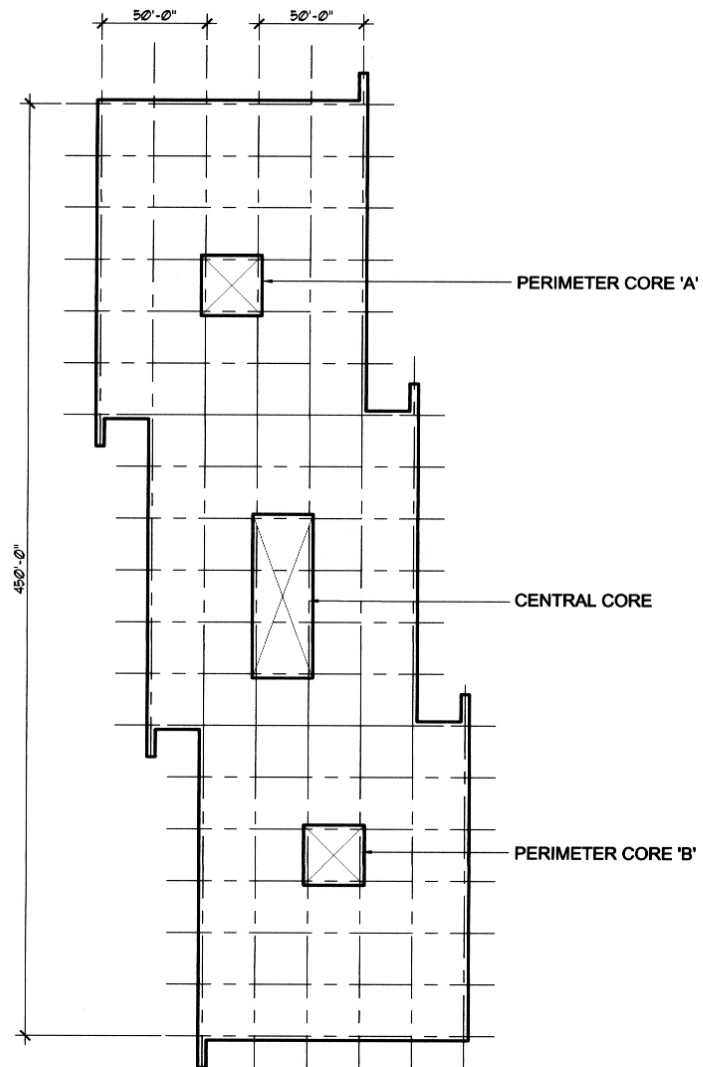
52,575 S.F. FLOOR
262,875 S.F. BUILDING

ALTERNATIVE 3 SAMS PROJECT-BLDG. 2&3



75,000 S.F. FLOOR
375,000 S.F. BUILDING

ALTERNATIVE 2
SAMS PROJECT-BLDG. 2



56,250 S.F. FLOOR
281,250 S.F. BUILDING

Massing and Facade Photo Guidelines

Following are guides through photographic example of desired feature of the SAMS complex.

BUILDING ENTRY GUIDELINES



- Entrance shall be clearly identifiable and designed to pedestrian scale while being in proportion to the building mass.
- Provide covering for inclement weather by incorporating either a building recess or a canopy integrally designed with the building.
- Consider curved roof elements as a contrast to grid-like nature of typical façade articulation and to provide continuity with other LAAFB facilities.
- Consider developing building entries as connecting elements between individual building masses.

BUILDING MASSING GUIDELINES



- Consider stepped facades to alleviate box-like masses.
- Provide clearly defined building entrances.
- Consider curved façade elements to complement existing LAAFB facilities.
- Consider curved roof elements at lower story to complement existing LAAFB facilities.
- Buildings shall primarily be 4 to 5 stories in height.

FACADE ARTICULATION GUIDELINES



- Express either a vertical or horizontal ribbon window scheme, punched or individual windows should be avoided.
- Provide for sufficient recess in window system in order to alleviate thin appearance of exterior building materials and to provide a shadow line.
- Consider expressing ground floors as a “base” to the overall building as a material or articulation change.
- Consider shading elements on appropriate exposures. Maximize natural light penetration into interior spaces.
- Façade articulation shall express the individual floor levels of the building

CAMPUS MASSING GUIDELINES



- Massing shall create courtyards and malls at a pedestrian scale.
- Building articulation and materials for office buildings, parking structure, and existing LAAFB facilities shall be complimentary.
- Massing shall accommodate varying individual building heights within design guide square footage requirements.
- Consider non-parallel juxtapositions of individual buildings to provide for interesting courtyard and mall areas.
- Consider massing of SAMS buildings within the context of LAAFB as a whole.

COURTYARD/MALL GUIDELINES



- Courtyards and malls shall be of a comfortable and welcoming pedestrian scale.
- Incorporate hardscape and landscape in an integral manner.
- One of the public gathering areas shall accommodate a large group.
- Provide smaller intimate places for conversation and breaks with seating areas that provide shade.
- Consider solar and wind orientation of outdoor areas.
- Consider water features.

PARKING GUIDELINES



- Complimentary to the adjacent office buildings in materials and articulation.
- Naturally ventilated.
- Vertical circulation components expressed as exterior elements.
- Relate pedestrian circulation to adjacent buildings.
- Open access (non-gated).

Architectural and Engineering Requirements

Process Narrative

The Air Force envisions using a design build process for the SAMS Complex. It is intended the Successful Offeror will use the information in this document to design and construct what is essentially a build to suit facility. Throughout the process the Successful Offeror will need to work closely with the Air Force since construction phasing is required in order to avoid disruption to ongoing Air Force missions.

After the project has been awarded to a single Offeror, the Air Force must be involved in the design of the facility including the finish levels, floor plan layout, communications, and color/material selections.

Once the project starts construction, the Offeror shall have a fulltime project manager and will maintain an on-site presence. The project manager will develop a quality assurance plan and make copies available to the Air Force management team.

Facility Finish Levels

Finish levels within the SAMS Complex will vary depending on the use and function of the workspace. The facility finish level table illustrates the Air Force's expectation for the SAMS Complex.

Area Type	Finish Level	Loc.	Description
Executive Offices	E/E+	Walls Base Ceiling Floor Trim	Fabric Wall Covering Wood Acoustical Ceiling Tile Carpet Wood Chair Rail
Offices	O+	Walls Base Ceiling Floor Trim	Painted Gypsum Board Vinyl Acoustical Ceiling Tile Carpet Wood Chair Rail
Offices	O	Walls Base Ceiling Floor Trim	Painted Gypsum Board Vinyl Acoustical Ceiling Tile Carpet None
Workstations	W	Walls Base Ceiling Floor	Panel System N/A N/A Carpet

Area Type		Finish Level	Loc.	Description
			Trim	None
Executive Rooms	Conference	E	Walls Base Ceiling Floor Trim	Fabric Wall Covering Wood Acoustical Ceiling Tile Carpet Wood Chair Rail
Conference Rooms		O	Walls Base Ceiling Floor Trim	Painted Gypsum Board Vinyl Acoustical Ceiling Tile Carpet Chair Rail
Meeting Rooms		W	Walls Base Ceiling Floor Trim	Panel System Vinyl Acoustical Ceiling Tile Carpet None
Teaming Rooms		W	Walls Base Ceiling Floor Trim	Panel System N/A N/A Carpet None
Support Rooms		S	Walls Base Ceiling Floor Trim	Painted Gypsum Board Vinyl Acoustical Ceiling Tile Vinyl Title None
Restrooms		R	Walls Base Ceiling Floor Trim	Ceramic Title Ceramic Title Painted Ceramic Title N/A
Hallways		H	Walls Base Ceiling Floor Trim	Vinyl Wall Covering Wood Acoustical Ceiling Tile Carpet Wood Chair Rail
SCIF		O	Walls Base Ceiling Floor Trim	Painted Gypsum Board Vinyl Acoustical Ceiling Tile Carpet N/A

Interior Materials and Finishes Submittals and Requirements

Walls

All interior walls shall:

- Be constructed to the underside of the structure above; and
- Be steel-frame (wood framing is prohibited).
- Have washable paint, Type II vinyl wall covering or UBC 8.2 rated fabric wall covering.

Toilet areas, lavatory areas, and showers shall have full-height ceramic tile wall finish adjacent to sinks and toilet areas, other areas have a GWB finish. Acoustical insulation shall be provided at demising walls and walls requiring an STC assembly.

Lobbies shall have natural stone, WIC Premium book-matched paneling, or similar material treatment as appropriate for a Class A office building. Offerors are encouraged to provide alternate, more cost-effective materials and finishes in lobbies, while still suitable for Class 'A' use. Walls at corridors, conference rooms, closed offices, restrooms, and similar adjacencies shall have STC 45 minimum. Care shall be taken that ceiling-to-wall, wall-to-door, and similar interfaces maintain the minimum STC. The Air Force may designate specific rooms that require a higher STC rating because of their function.

Walls-After award and during the design/build phase the Offeror shall submit:

- Product data and shop drawings of framing components for different wall finish materials;
- 2' x 2' minimum mock-ups showing all ceramic walls, stone, wood paneling and similar materials; and
- Samples of all transition pieces and special elements

Interior lights and Doors

Entrance doors to suites and departments (except to utility areas, see below) may be aluminum glass storefront system to match the exterior aluminum storefront system. Doors to suites and departments may be solid-core wood, oversized, with selected face veneers, five-ply minimum, and in conformance with WIC Premium grade standards. Doors within suites and departments shall be solid core wood with selected face veneers, five-ply minimum, and in conformance with WIC Custom grade standards. Wood doors shall be shop finished, stained, of solid-core construction, and shall have staved lumber, mineral, or particleboard cores (formaldehyde free). Doors shall have frames of comparable quality and design. Steel frames shall be fully welded.

Interior doors in utility areas shall be hollow metal with fully welded steel frames. Finishes shall be paint with shop primed rust inhibiting primer. Doors shall be heavy duty, 45 mm thick, Grade II, Model 2, core construction Type B, minimum.

Operable partitions (such as those used to divide meeting spaces) shall provide acoustical standards of 45 STC minimum, and shall have recessed floor and ceiling tracks, lock downs, and recessed storage.

Interior lights shall be aluminum or steel frame with clear or diffused glazing as appropriate for the function of the space. Where wire glass is required by code, it shall be square grid wire pattern. Interior glazing larger than a single light module shall be aluminum storefront system to match the exterior storefront system.

Interior Lights and Doors-After award and during the design/build phase the Offeror shall submit:

- WIC-Certified Compliance Certificates prior to installation;
- Product and installation data for all products and shop drawings for millwork;
- 1' x1' cross section and finish sample of each door and window type; and
- UL-rated assemblies certification for openings in rated partitions.

Flooring

Use Engineering Technical Letter (ETL) 00-6: Air Force Carpet Standards for performance requirements for carpeting within the facility.

Offices

Departmental offices, open office areas, departmental conference rooms, and rooms of similar uses (except those with raised flooring, see below) shall have commercial-grade 28-ounce minimum carpet. Areas within suites shall have 36-ounce minimum carpet over a pad. Office areas with raised floors shall have non-adhesive type 32-ounce minimum carpet tiles with corner positioning buttons. Field and accent carpet must be by the same manufacturer; and have a 10-year wear guarantee.

Restrooms

Restrooms shall have full-set ceramic mosaic tile flooring, unglazed porcelain. Base tile and trim tile that matches floors shall be provided. Base shall be flush. Provide marble thresholds as a transition between ceramic tile and carpet.

Other Spaces

Lobby floors shall be natural stone, terrazzo, or comparable material appropriate for a Class A office building. Utility, electrical, mechanical, janitor, and similar rooms shall have a sealed concrete floor. Dedicated computer rooms with raised floors shall have a hard surface floor as recommended by the raised floor manufacturer. Break-rooms, coffee bars, kitchens, and similar areas shall have at minimum, commercial-grade vinyl tile.

Flooring-After award and during the design/build phase the Offeror shall submit:

- manufacturers catalog data;
- 1' x1' minimum samples of each floor material, color, and pattern.
- seaming diagrams for carpeted areas other than at raised floors;
- 2' x 2' mock-ups showing all ceramic floor tile colors and patterns;
- samples of all transition pieces and special shapes; and
- a minimum of 10 percent extra stock of each color and pattern of each floor material installed in the facility.

Ceilings

All ceilings shall be a minimum of 9' clear height. Lobbies and rooms accommodating 30 people or more shall have a minimum of 10' clear ceiling height. Vaulted ceilings in lobby areas are highly desirable and will be considered a facility enhancement. Main entry lobbies should have a minimum of 12' clear ceiling height.

Offices

Offices, open office areas, departmental conference rooms, and similar use rooms shall have at minimum a 2' x 2' suspended, lay-in ceiling system with acoustical panels. Edge shall be square cut regular lay-in or tegular. Light reflectance shall have a minimum LR of .075.

The ceiling grid system material shall be double-web Electro-galvanized steel with a baked polyester paint finish; duty classification Intermediate.

In areas where an under floor plenum is utilized, systems other than suspended ceiling shall be proposed for review and approval.

Other Spaces

Restrooms, utility rooms, corridors, kitchens, and similar areas shall have gypsum board or plaster ceilings. Rooms accommodating 30 people or more shall have gypsum board or full height systems panels. Showers shall have water resistant gypsum board or fiberboard or equal. The Air Force may designate additional spaces that require gypsum board because of their function. Lobbies shall have above standard ceiling design features. Lighting shall be integrally designed to enhance the lobby and ceiling design. Conference rooms and other special use spaces shall have lighting designed for maximum control and flexibility. Audio-visual systems shall be integrally accommodated within the design of the room.

Other Spaces- Restrooms, utility rooms, corridors, kitchens, and similar areas - After award and during the design/build phase the Offeror shall submit:

- manufacturer's catalog data and 1'x 1' minimum samples of ceiling tile, ceiling suspension system, and other ceiling materials;

- provide 10% extra stock of each type and color supplied; and **(Delete #14--5% extra stock)**
- provide a 10-year warranty.

Door Hardware

All doors shall have heavy-duty, institutional-grade hardware. Mechanical and electronic hardware shall conform to force protection standards.

Door Hardware-After award and during the design/build phase the Offeror shall submit:

- Complete door hardware schedule describing products, product data, wiring diagrams for power, signal and control systems; and
- Samples for initial selection.

Identification Devices

Identification devices for exterior and interior installations shall comply with ADAAG requirements. Exterior signage shall identify the facility at the main entrance and at all ancillary entrances. Individual die-cut letters shall match exterior graphics of other LAAFB buildings. Ground-level monument signs shall be provided to adequately identify the facility.

The Offeror shall submit:

- Schedules of all identification devices which indicate type, material and location; and
- Samples of each type.

Millwork

Casework shall meet WIC Custom Grade standards and shall have the WIC stamp, except for those locations indicated that conform to WIC Premium Grade. Countertops shall be solid polymer material. Casework and countertops in restrooms shall be solid polymer material with integral sinks. Casework in suites, the lobby reception area, and other specific areas as designated by the Air Force shall meet WIC Premium Grade standards, and shall have the WIC stamp. Casework shall be manufactured of selected matching hardwood veneer. Casework and paneling shall be bookmatched. Countertops shall be granite or solid polymer material selected from the manufacturer's designer series.

Millwork-After award and during the design/build phase the Offeror shall submit:

- Shop drawings complying with WIC criteria and with a WIC certified compliance label;

- Samples 1'x1' minimum of each type, material, and finish; and
- Manufacturers data.

Exterior Materials and Finishes Submittals and Requirements

During the formal design process, the Offeror shall submit samples of the materials to the Air Force for approval. Samples will be of sufficient size to determine the appearance of the wall and in accordance with generally accepted industry practices for office projects.

After award and during the design/build phase the Offeror shall submit:

- Provide manufacturer's catalog data of windows, finish, hardware, and window operators;
- Use a manufacturer having not less than five years experience in the manufacturing of the exterior building systems;
- Use installers who are factory (manufacturer) trained with a minimum of five years of experience;
- Warrant windows and doors (including window operators) for a minimum of 25 years; and
- Construct 6' x 8' minimum mock-up panels on-site of each major exterior building system.

Roofing

Standing seam metal:

- Have factory applied finish;
- Be warranted for 20-years;
- Be colored as indicated elsewhere in this solicitation document; and
- Have the underside and sides of the metal roof system concealed.

Bituminous roofing:

- Concealed roof drains and overflow drains;
- Warranted for 20 years;
- Be low emissivity; and
- Single-ply membrane or foam type systems are prohibited.

Drainage and overflow systems shall not be allowed to stain the exterior of the building envelope and shall be routed to an underground drainage system. Any roof mounted equipment that is visible from the building or neighboring structures shall be screened with materials compatible with the building.

After award and during the design/build phase the Offeror shall submit:

- Manufacturer's catalog data indicating; material, fastenings, proposed method of flashing, anchoring, and other related items; and
- Testing requirements for all items of the proposed work.

Systems Components and Equipment

Toilet partitions shall be ceiling hung. Laminated plastic or metal type partitions are prohibited. Hardware and fittings shall be institutional duty. Toilet accessories shall include recessed toilet tissue dispensers, semi-recessed paper towel dispensers and disposal, recessed seat cover dispensers, recessed sanitary napkin dispensers, counter-top-mounted soap dispensers, handicap grab bars, and mirrors. All shall be of stainless steel construction.

Exterior and interior windows shall have horizontal or vertical blinds. Materials shall be non-yellowing and able to operate manually.

All conference rooms and break-out areas shall have integrally designed white boards and pin-up tracks.

After award and during the design/build phase the Offeror shall submit:

- Manufacturer's catalog data indicating thickness of material, fastenings, proposed method of anchoring, hardware, fittings, mountings, and other related items; and
- Samples of material, finish, and color.

Demountable Partitions

Demountable partition systems shall:

- Be of a vertical delineation revealing design between panels;
- Have a floor-to-ceiling height ranging from 84" to 120";
- Permit extension in 2-, 3-, or 4-way plan conditions at any location without removal of existing panels or floor track; and
- Provide a 3" vertical adjustment in overall height to accommodate floor irregularities, and +/- 1/2" at ceiling track.

Each panel unit shall:

- Be constructed in such a manner as to contain provisions for mounting work surfaces and storage components on either side of the partitions including side-by-side mounting;
- Have the ability to be installed on top of finished flooring, raised flooring, or carpeted flooring (the system can be installed to the underside of suspended grid ceilings without the use of destructive fasteners); and
- Provide for complete integration of conventional and modular power systems.

Frames may be either of the following: 2" standard frames, 4" non-stacking frames, or 4" stacking frames.

The system shall:

- Accommodate marker board and tackable acoustic fabric skins;
- Have an integral leveling system with adjustment points at both the ceiling and floor intersections;
- Have the ability to accommodate glass frames consistent with the modules of the frame system (all glass frames shall be of tempered glass);
- Have trim consisting of base trims, top caps and edge trims, and any other elements required for a complete closure of the system;
- Have the ability to interface with a post-and-beam system that can utilize electrical data along with modular marker board components (the post-and-beam system shall interface with the horizontal top raceway system at a height of 72"); and
- Have a minimum STC 45 rating at all offices and conference rooms.

All connection systems shall have the ability to accommodate in-line connections, off-module connections, and standard junctions. Moveable furniture components shall have the ability to work with all demountable and office partitions.

Wiring and cabling shall utilize power distribution kits with standard receptacles and adapters. The de-mountable partition system and the office partition system (see below) shall be from the same manufacturer.

After award and during the design/build phase the Offeror shall submit:

- Manufacturer's catalog data indicating thickness of material, fastenings, proposed method of anchoring, hardware, fittings, mountings, doors, frames, lights, and other related items;
- Samples of material, finish, and color; and
- Constructed mock-up of one fully enclosed room on-site. Mock-up may be incorporated into the project if accepted.

Office Partition Systems

The office partition system shall:

- Interface with the demountable partition system;
- Interface with both an 18" raised pedestal floor system as well as a min 4" raised cable raceway floor system in both 24" and 60 centimeter applications;
- Accommodate horizontal and vertical adjustments in minimum 1" increments;
- Have overall vertical heights from 30" to 72";
- Have a nominal thickness of 4" for primary office partitions and be able to accommodate electrical and data conduit, junction boxes, and wiring for primary office partitions;
- Have a nominal thickness of 2" for secondary office partitions and be able to utilize marker board, tackable acoustic fabric and aluminum slat-wall skins;
- Have task lighting that is integral to the office partition system, interfacing with the top raceway (task lighting shall be from the same manufacturer as the partition system).

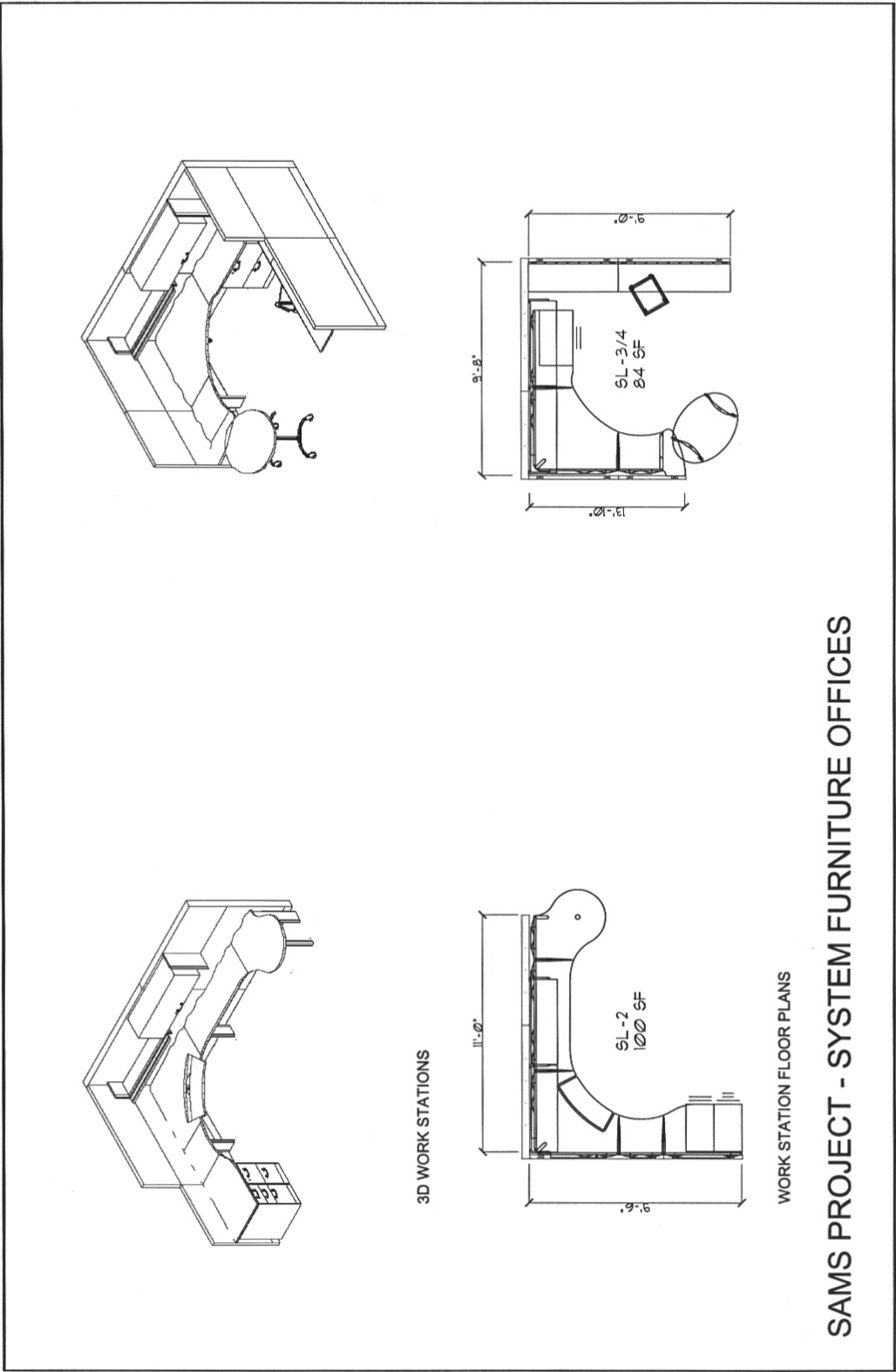
- Fabric used on systems furniture panels should be a minimum of grade 30 and be in the cost range of \$23.00 per square yard.

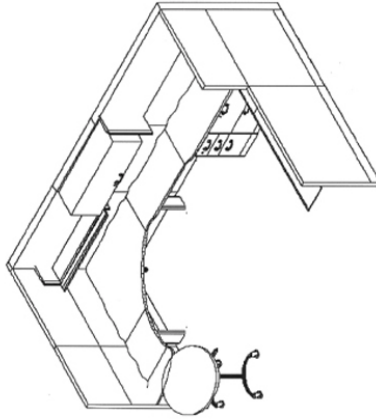
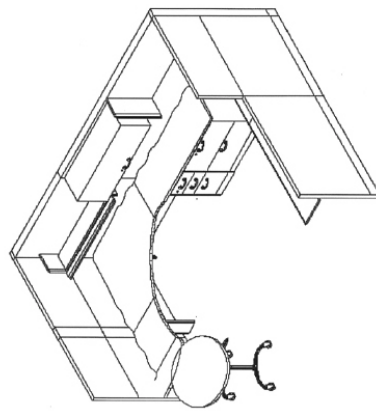
After award and during the design/build phase the Offeror shall submit:

- Manufacturer's catalog data indicating thickness of material, fastenings, proposed method of anchoring, hardware, fittings, mountings, indirect lighting, and other related items;
- Samples of material, finish, and color; and
- Constructed mock-up of one workstation on-site. Mock-up may be incorporated into the project if accepted.

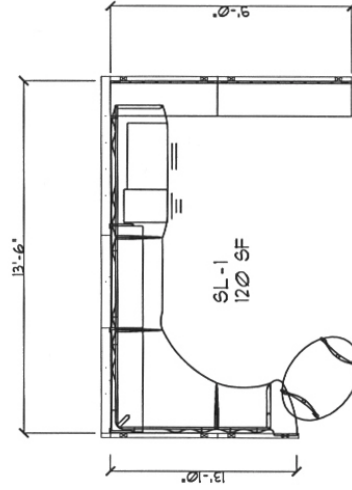
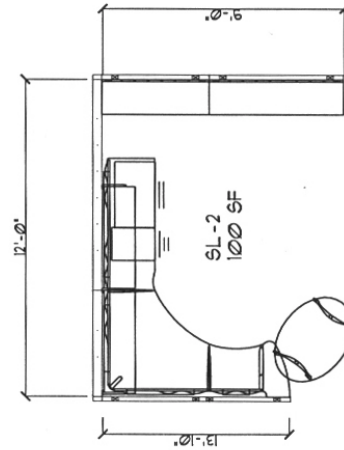
Cubicles with higher partition walls.





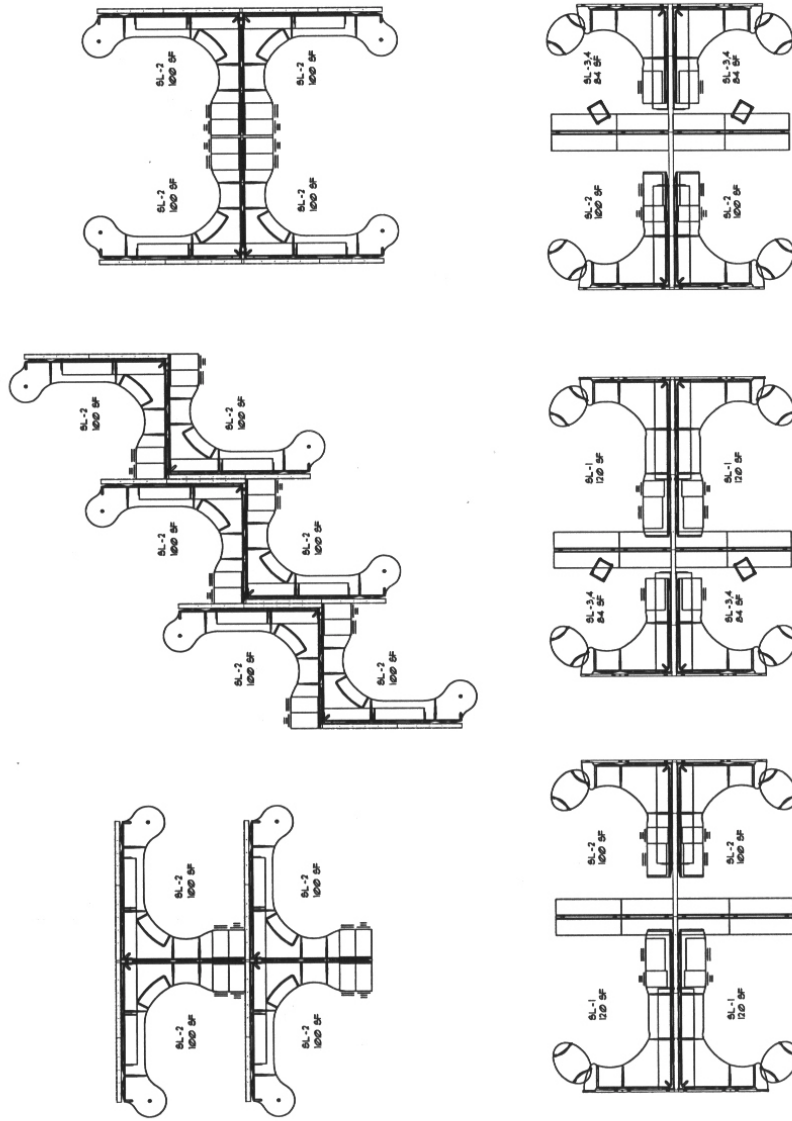


3D WORK STATIONS



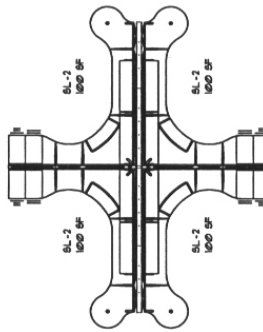
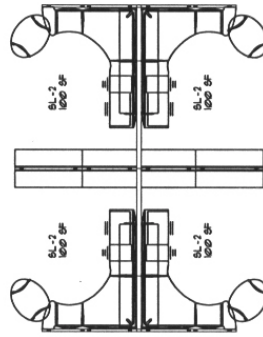
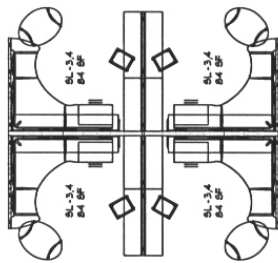
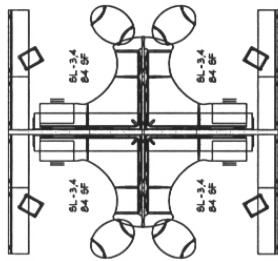
WORK STATION FLOOR PLANS

SAMS PROJECT - SYSTEM FURNITURE OFFICES



CLUSTER PLAN OPTIONS

SAMS PROJECT - SYSTEM FURNITURE OFFICES



CLUSTER PLAN OPTIONS

SAMS PROJECT - SYSTEM FURNITURE OFFICES

Elevators

Elevator systems shall:

- be at least comparable to Class "A" type office building standards for wait time, interior finishes, and door finish;
- be electric geared or gearless systems;
- have a minimum rating of 2,500 pounds;
- accommodate up to 15 passengers at a rate of 450 – 500 ft. per minute minimum;
- have stops adequate to serve all floors of the buildings with an additional stop to the roof of the structure; and
- have the ability to accommodate a remote elevator monitoring system.

One elevator shall be designed as a service elevator with increased cab size and load rating.

It is preferred not to have an elevator in the parking structure and instead have a walkway that enters one of the SAMS Facilities at mid level. However if the Offeror believe an elevator is more cost effective from a lifecycle standpoint, the parking structure elevator system shall be hydraulic with above standard security enhancing features.

Raised Floor System

It is preferred that a raised floor system be utilized throughout all office areas as an under-floor plenum and distribution area. The raised floor system utilizing an air-plenum for HVAC should be considered the standard for facility design.

The raised floor system shall:

- accommodate both steel and aluminum panel systems in bolted stringer, corner-lock, and stringerless applications, in both 24" square and 60 centimeter applications;
- be rated for class "A" flame spread and smoke development ratings;
- allow for a minimum of 3000 p.s.f. concentrated load and 3000 p.s.f. rolling loads;
- accommodate solid, grate, and perforated panels;
- have solid panels injected with acoustic fill material;
- accommodate primary and secondary distribution boxes as well as under-floor P.V.D. (phone, voice and data) service centers; and
- accommodate an under-floor HVAC plenum system with both manual floor diffusers and electronic VAV terminals for individual comfort control at each workstation (if an overhead HVAC distribution system is utilized, the raised floor may be reduced in height as appropriate).

Food Service Equipment

Existing food service equipment shall be relocated from the existing Consolidated Club to a new kitchen within the building.

Flagpoles

Three ground set tapered stainless steel seamless 40 'high flagpoles, with a tensile strength of 30,000 psi minimum required.

Pre-Engineered Building System

A Pre-Engineered metal building will be used as a warehouse. Clear spans shall be maximized to provide interior flexibility. Colors shall coordinate with the office building. Natural light shall be introduced. Floors shall be sealed concrete.

The Offeror shall submit:

- manufacturer's catalog data indicating thickness of material, fastenings, hardware, doors, frames, windows and other related items; and
- 2' x2' minimum samples of material, finish, and color.

Parking Structure

The parking structure shall accommodate 1,000 cars, and shall be designed for maximum entrance and egress at peak hours. Exterior materials and colors shall be similar to coordinate with the office buildings.

The parking structure design shall be carefully developed so as to be an integral part of the base and the SAMS complex. Materials, scale, colors and proportioning shall all coordinate closely with the SAMS office buildings.

The parking structure design shall facilitate passive security through casual visual monitoring.

The Offeror shall submit:

- samples of material, finish, and color for structure and related components; and
- construct 6' x 8' minimum mock-up of exterior.

Landscaping

Refer to the LA AFB General plan and the AFCEE Design Guide – Landscape Design (<http://www.afcee.brooks.af.mil/dc/products/dcproducts.asp#dcd>) for landscaping requirements.

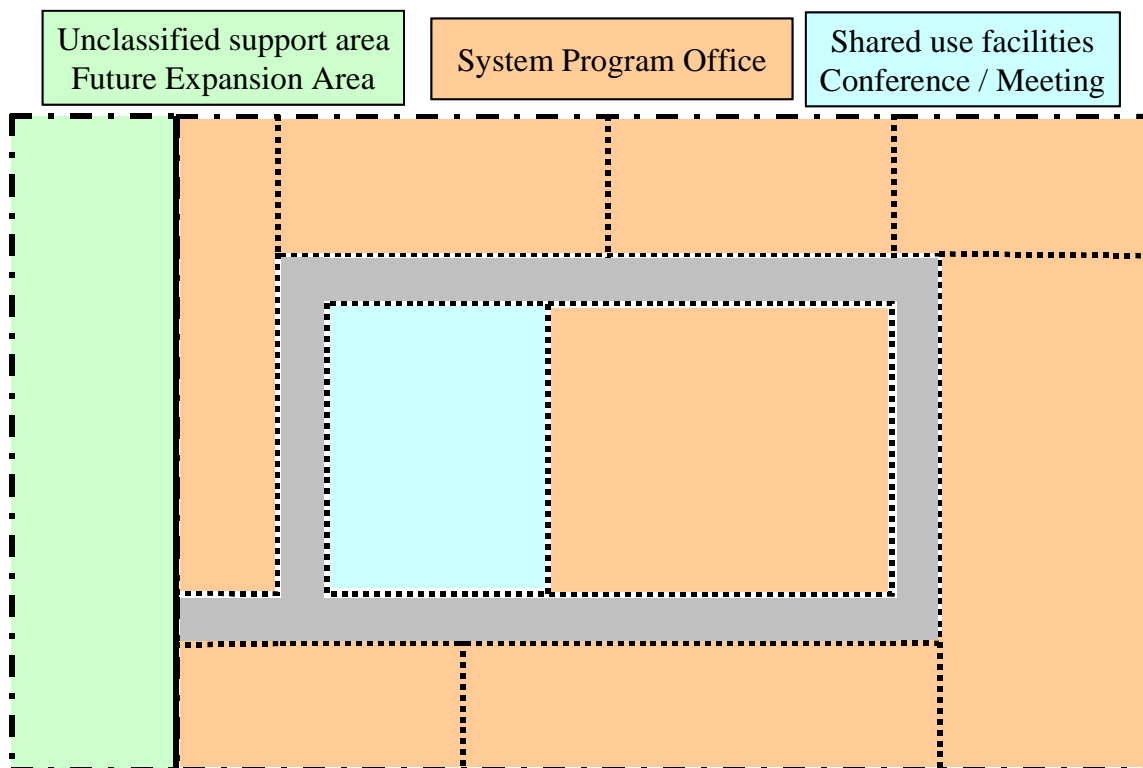
Seismic Requirements:

Replacement facilities must facility must comply with the seismic and safety design standards for Los Angeles County, California, in effect at the time the Air Force takes possession of the facility. In addition to Los Angeles County requirements, facilities must also comply with requirements contained in Air Force Engineering Technical Letter 00-5, Seismic Design for Buildings and Other Structures. ETL-5 may be found at the following Internet address: <http://www.afcesa.af.mil/Publications/ETLs/ETL00-5Final.pdf>

Facility Requirements:

Sensitive Compartmented Information Facility

There is a requirement for the Offeror to provide Sensitive Compartmented Information Facilities (SCIF). This concept design will be located in the basement of a facility. The area shall have one entry point, connected by a short corridor to an interior circulation loop. On the exterior of the loop are located several System Program Offices (SPOs). On the interior of the loop are located more SPOs and a Shared Use Facilities Conference/Meeting area. The interior and exterior walls shall meet DCID 1/21 construction requirements. The number of interior walls will be defined during Phase III of the RFP.



Communication Requirements for the SAMS project

Table 1, Communication Facility Requirements

Facility Name	Area SF	Quan. Req.	Power Req.	Backup power	Fire protect	Humidity Temp req.
Dial Central Office (DCO)	700	1	120/220V 300KVA	Generator	Standard	50%+/- 20% 70F +/- 5F
Battery room for the DCO	150	1	120/220V 100 KVA	Generator	Standard	50%+/- 20% 70F +/- 5F
Main Distribution Frame room	500	1	120/220V 100 KVA	Generator	Standard	50%+/- 20% 70F +/- 5F
Switchboard Operators rm.	300 Raised Floor	1	120/220V 50 KVA	Generator	Standard	50%+/- 20% 70F +/- 5F
Main Computer /NCC room	10,000 Raised Floor	1	120/220V 100 KVA	Generator and UPS	Standard	50%+/- 20% 70F +/- 5F
Satellite Floor Computer rm.	250 Raised Floor	1 per floor	120/220V 50 KVA	UPS	Standard	50%+/- 20% 70F +/- 5F
Computer Storage room	SF budgeted in overall office space requirement	Min. 1 per floor	120/220V <u>50 KVA</u>	None	Standard	50%+/- 20% <u>70F +/- 10F</u>
<u>Comm closet</u>	100	1 per 22,500SF	120V 30 KVA		Standard	50%+/- 25% 70F +/- 5F
Classified Comm. Area	<u>Raised Floor</u> 1,500	1	120/220V <u>100KVA</u>	Generator and UPS	Standard	50%+/- 20% 70F +/- 5F
Cable vault	150 Underground	1	120V 20KVA	None	Standard	50%+/- 30% 70F +/- 20F

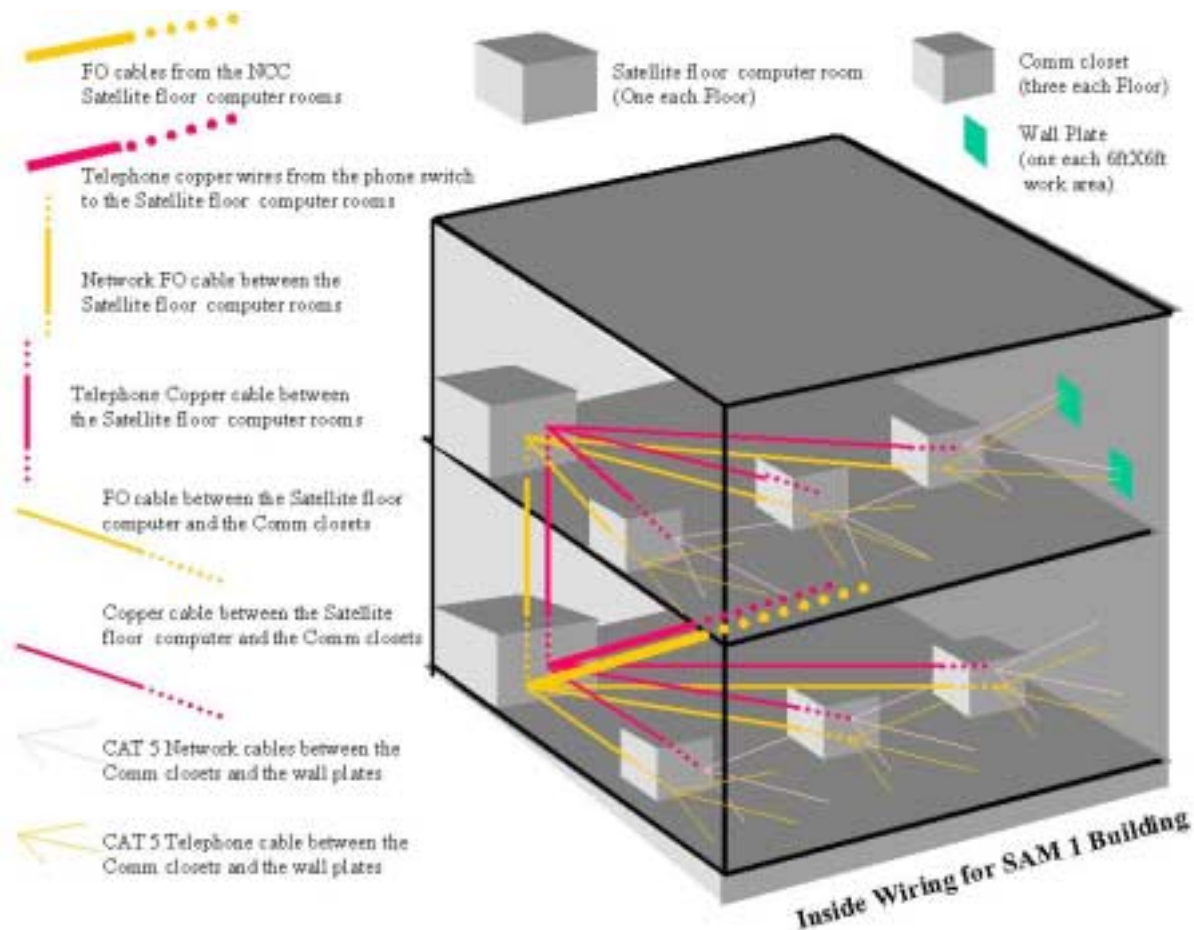
C. Inside wiring requirements:

1. Telephone cables: Install Siamese, Category 5E (or most current standard at time of contract award) unshielded twisted pair (CAT 5, UTP) cables for telephone connections within the building. This cable will be terminated in the quad floor plate with RJ 11 female connectors.
2. Network cables: Install Fiber Optic cables between the NCC and the Satellite Floor Computer room and also between the Satellite Floor Computer room and the Comm. closets. The connectivity between the Comm closet and the floor Jack will be CAT 5E Siamese cables (or most current standard at time of contract award) and fiber optic cable. Provide a minimum horizontal media of 4 fiber strands, two to each fiber outlet. In SCIF areas provide a minimum 12 fiber strands, two to each outlet. The CAT 5 network cables will be terminated with

RJ 45 female connectors sharing the same floor plate with the telephone cable connector. One quad floor plate will be required in each 6X6-ft office area, and eleven quad floor plates spaced evenly around the room will be required for each 400 square foot Computer Storage room (home run to the Comm closet for all office and Computer Storage room areas). The standard quad floor plate for office areas will contain two RJ 45 and two RJ 11 outlets. The CAT 5 cable will be replaced by the most up-to-date inside wiring standard at the time of installation as called out in ANSI/TIA/EIA568.

Note: fiber optic cable to NCC, satellite floor computer rooms, to the communications closets, SCIF areas, and classified networks such as SIPRNET will not to be included in any deletive or value engineering proposals. These areas must use fiber optic cable.

3. SECRET Internet Protocol Routing NETwork (SIPRNET) requirements: Install approximately 50 drops of Fiber Optic cable inside metal conduits between the Comm. closets and the classified comm. areas (There will be approximately 10,000 ft of Fiber Optic inside metal conduits). Drops will require a Protective Distribution System (PDS) to each drop, per Air Force Systems Security Instruction 9AFSSI) 3030 in uncontrolled areas.



The Air Force will consider proposals that streamline and improve the inside wiring architecture, such as omitting the Category 5E cable and going to 100 percent fiber optic

cable. However, Air Force telecommunications, LAN network and computers are not fiber optic compatible. Therefore, a 100 percent fiber optic proposal must also include the costs to make existing equipment fiber optic compatible.

Other Communications Requirements:

1. Install the most current state-of-the-art cipher locks for all computer rooms and Dial Central Office (DCO). Also, it will be necessary to have direct motion detectors that are capable of responding back to the security police if an unauthorized intrusion occurs in in classified computer rooms and DCO. These areas must be built as closed areas and meet DoD secure area requirements. Ref. a. (AFI) Air Force Instruction 31-102, Physical Security, May 91. b. (DoD) Department of Defense 5200. 1-R Appendix G, Physical Security Standards, Jan 97.
2. All classified comm. areas must be closed areas and meet DoD secure area requirements IAW Emission Security Regulations. Ref. a. (AFSSM) Air Force System Security Manual 7011, Emission Security Countermeasure Reviews (U), 1 May 98. b. (S) (AFSSI) Air Force System Security Instruction 7010 (U), FOUO, Network Security Policy, 27 Feb 98. c. Air Force Instruction 33-203, EMISSION Security, 1 May 98. d. Air Force Systems Security Instruction 3030, Protected Distribution Systems, 1 May 97.
3. All classified comm. areas must be built as closed areas and meet DoD secure area requirements. Ref. a. (AFI) Air Force Instruction 31-102, Physical Security, May 91. b. (DoD) Department of Defense 5200. 1-R Appendix G, Physical Security Standards, Jan 97. Also all classified comm. areas must have their own air and UPS backup systems that are totally separate from the building's air and UPS backup systems. UPS systems them selves are user provided equipment but the facility must have all necessary utilities to accommodate them.
4. Provide computer grade power for all outlets located in the office areas. Provide separate power outlets for non-computer equipment in all office areas. Mark computer and non-computer outlets appropriately.
5. Provide separate power circuits and 24/7 environmental control to all communication facilities designated as requiring backup generator power (i.e. generators must be sized to power communications equipment and HVAC). Also install environmental sensors for moisture level and temperature fluctuation in every facility except for the cable vault listed in Section A, Table 1 above.
6. The maximum distance from the comm. closet to the quad floor plate outlets shall not be longer than 200ft
7. Install new cable ducts with inner duct from the Dial central office facility to the base perimeter to accommodate commercial service and connectivity to Aerospace (See deletive items Appendix C).
8. Install a PA system for the new facilities. This system must have the capability of interfacing to the base network and the existing PA system.
9. Install the coaxial cable for the close circuit TV and monitor cameras as designed
10. Install appropriate number of fire alarm circuits.
11. Every elevator must be equipped with the standard alarm and communications equipment.

12. All above facilities in Section A, Table 1 except for the cable vault should be set to detect motion and alert Security Forces.
13. The Main Computer/NCC room, all Satellite Floor Computer rooms, all Computer Storage rooms, and all Classified Communication Areas over 1,000 S.F. will require double doors with the most current state-of-the-art cipher locks to allow for equipment to move in and out easily.
14. Install a repeater system for the LMR to eliminate the "dead spots" inside the building.
15. Install both CAT V cables and FO cables to all video conference facilities.
16. The number of drops required for the NCC will need to be determined in the design phase.
17. Install FO cables to all drops inside the SCIF and classified comm areas. The FO cables will be terminated in the wall/floor jacks.
18. Separate power source or filtered power will be required for the SIPRNET and COMSEC areas. Ref. a. (AFSSM) Air Force System Security Manual 7011, Emission Security Countermeasure Reviews (U), 1 May 98. b. (S) (AFSSI) Air Force System Security Instruction 7010 (U), FOUO, Network Security Policy, 27 Feb 98. c. Air Force Instruction 33-203, EMISSION Security, 1 May 98. d. Air Force Systems Security Instruction 3030, Protected Distribution Systems, 1 May 97. e. (AFI) Air Force Instruction 33-202, Computer Security, 15 Feb 01.
19. 61CS must be present in all design phases of the SAMS project.

Terms:

Dial Central Office: This area will be used to house the main telephone switch to provide voice service to all of LA AFB.

Battery room: This area will be used to house the switch battery and rectifier. An emergency eye wash station must be provided in the battery room.

Main Distribution frame room: This area will be used to house all patch panels for cable cross connections, long haul circuits, NIPRNET and vendor equipment. The main distribution frame room is the demarcation point for all commercial circuits. Contractors will provide cables to the base demarcation point.

Switchboard Operation room: This area will be used for the switchboard operation personnel and a break room for the operators.

Main computer/NCC room: This area will be used to house the NCC equipment, server farm, tape library, TIF (Testing & Integration Facility) and the computer assembly area.

Satellite Floor Computer room: This area will be used to locate all cables entering the floor and house the network hub equipment for the floor. One satellite room will be required for each floor.

Computer Storage room: This room will be used for storage of a SPO's laptop and computer equipment.

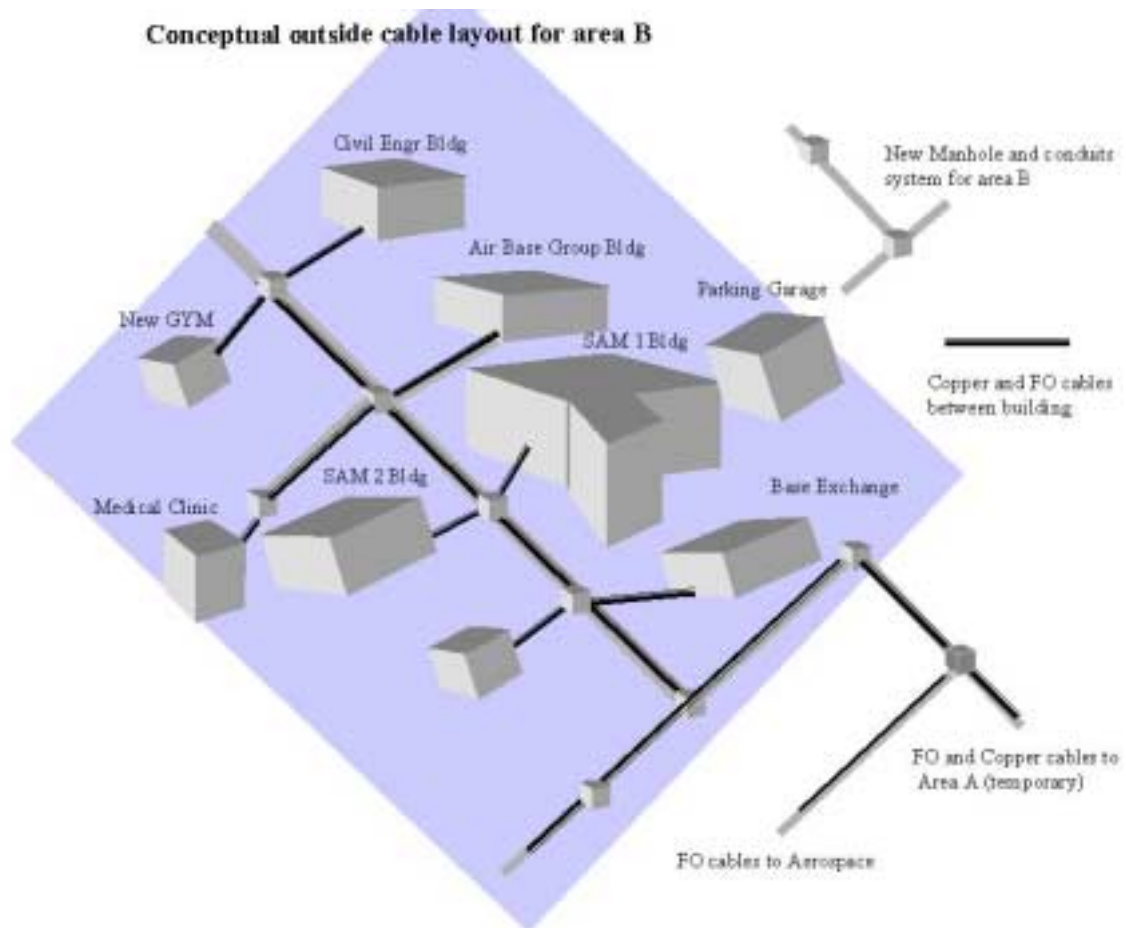
Comm. closet: This area will be used to house all the hub equipment and the patch panel for both phone and network cables. One Comm closet will be required for every 22,500 square feet of office space.

Classified Comm area: This area will be used to house all classified computer equipment up to the secret level including the encryption equipment, classified servers for the SIPRNET, and classified LANs. Also this area must have its own air and UPS backup systems that are totally separate from the building's air and UPS backup systems. All kinds of security and detection systems are necessary in this area, and these systems have to be linked back to security personnel for monitoring purposes.

Cable vault: This area will be used to locate the cable splices between outside copper cable and inside copper wires before they enter the frame rooms. 6 each, 5 inches schedule 40, PVC conduits are required to allow outside cable to enter the cable vault. The cable vault shall be located directly under the main distribution frame room

B. Telephone switch and outside cable requirements:

1. The Offeror will be responsible for providing and installing a new telephone switch equipped with a minimum of 6,000 lines and having the capability to expand to 10,000 lines. The switch will be equipped to provide voice mail and ISDN service, and include the trunk interface to local and long distance carriers. The new switch will have the capability to connect to the existing remote switch located at Ft. MacArthur.
2. The Offeror will provide an outside cable plant inside a manhole and conduit system to provide service to all of area B and re-home the existing outside cable plant to provide temporary phone and network service to area A. The outside cable plant will require both copper and Fiber Optic cables for telephone and network connectivity. The connectivity to area A will be disconnected once all personnel are moved to area B. Fiber optic and copper cable will also be required between the new SAMS facility and the Aerospace area for network connectivity. The manhole and conduit system will be installed in accordance with T.O. 31W3-10-12.



Electrical Requirements

Applicable Codes and Standards

Codes

Material and equipment shall be installed in accordance with the current standards and recommendations of the National Electrical Code, the National Electrical Safety Code and with local codes that apply.

Tests by Independent Regulatory Agencies

Electrical material and equipment shall be new and shall bear the label of the Underwriters' laboratories, Inc., or other nationally-recognized independent testing laboratory wherever standards have been established and label service regularly applies.

Utilities

Work in connection with the electric and telephone services shall be done in strict conformance with the requirements of the utility companies.

Reference Standards

Electrical material and equipment shall conform to the latest approved standards of the National Electrical Manufacturers Association (NEMA), American National Standards Institute (ANSI), Institute of Electrical and Electronic Engineers (IEEE), and National Fire Protection Association (NFPA).

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Electrical material and equipment shall conform to the latest approved standards of the National Electrical Manufacturers Association (NEMA), American National Standards Institute (ANSI), Institute of Electrical and Electronic Engineers (IEEE), and National Fire Protection Association (NFPA).

Energy Management

Facility design shall incorporate energy efficient criteria consistent with the ENERGY STAR program and other Federal Energy Management Program (FEMP) initiatives.

The facility design shall encourage sustainable design and shall provide for verification of building performance. Off-grid generation systems such as photovoltaics, fuel cells and other alternatives shall be considered and employed where such systems are lifecycle cost-effective.

Energy for lighting and other uses shall comply with ASHRAE/IES 90.1-1999 or other applicable state or federal standards.

Microprocessor-based metering units shall be provided on utility services and feeders within the facilities to monitor the quantity and quality of energy used.

Lighting Systems

Exterior lighting shall minimize sky glow and light trespass on adjacent properties, and shall be photocell controlled and integrated with the facility's overall security requirements.

Interior lighting controls shall utilize occupancy/motion sensors where appropriate to turn off lighting in unoccupied spaces. In the perimeter areas of the buildings, photo-sensor controls shall be utilized where appropriate to reduce the electric lighting in pro-

portion to the available daylight. Office lighting systems shall be designed to control brightness and glare, particularly with respect to video display screens.

HVAC Requirements

Design the system for efficiency, reliability and ease of maintenance. For example, do not put all the eggs in one basket by constructing a single chiller sized to service the entire complex. Instead, there should be a series of smaller chillers that can be started individually as demand for cooling increases. In addition, this type of design strategy will reduce operating risk and allow for a more reasonable maintenance schedule.

Individual roof mounted package units are not an acceptable design solution. However, in special cases such as SCIF space and telephone equipment rooms, standalone HVAC systems may be justified.

Place mechanical rooms on the ground floor level whenever possible. Size mechanical rooms so equipment can be maintained, repaired, or replaced without having to remove walls, doors, or other equipment.

The building, at a minimum, should meet all applicable Federal, State and Local codes and standards. Additional standards include: ASHRAE, SMACNA, and AMCA.

The HVAC design calculations shall be performed using software capable of performing transfer functions based on hourly heating and cooling analyses. The software shall utilize local meteorological weather and solar radiation data. Utilize the latest version of one of the following programs:

- Carrier's HAP (Hourly Analysis Program);
- Trane's Trace 6000; or
- DOE 2.0 based software.

The building envelope, mechanical, and electrical systems shall be designed cooperatively in an attempt to meet energy budget guidelines as defined in the Federal military "A/E Guide" s. Similarly, the design shall follow the requirements of Federal energy code ASHRAE Standard 90.1-1999, Energy Standard for Buildings Except Low-Rise Residential Buildings. An attempt to outperform the energy standards as listed below should be discussed and agreed upon in the preliminary stages of the project. Taking from the LEED program, a goal of 20, 30, and up to 60 percent reduction in building energy usage may be achievable and should be discussed prior to any load calculations.

Outside air requirements should meet the criteria in ASHRAE Standard 62, Ventilation for Acceptable Indoor Air Quality.

The assistance of an independent third party Commissioning Authority should be considered. These services should start at the inception of the project and extend through post construction system testing and documentation. The goals of the commissioning process should include:

- Improve energy performance;
- Improve operating strategies;
- Provide building system documentation;
- Improve operator training; and
- Ensure proper application of new technologies.

These goals should ensure a smoother building turnover from contractor to owner, improve building performance, reduce contractor call backs, and improve worker safety and productivity.

If a refrigerant based cooling system is utilized, it should comply with the Federal guidelines for ozone protection standards. Ceiling return plenums should not be used as they waste energy and pick up particulates. Depending on the seating arrangements and floor plan configuration, thought should be given to individual climate control, or at least to a high level of zone control.

Force Protection

The USAF Force Protection Design Guide will be used in the design of all elements of the site and buildings. The Force protection guide may be found on the Air Force Center for Environmental Excellence (AFCEE) web-site at the following address: <http://www.afcee.brooks.af.mil/dc/products/dcproducts.asp#dcd>. Force protection measures should be based upon the assessment of the threat. The Force Protection Guide is a balance competing considerations such as building codes and regulations, aesthetic concerns and overall project cost. The ultimate responsibility for force protection rests with the Installation Commander.

Environmentally Preferable Building Materials and Practices

LAAFB is committed to sustainable construction and maximizing the efficiency of operating costs and resources over time. Adhere to Executive Orders 13101, Greening of Government through Waste Prevention, Recycling, and Federal Acquisition, September 14, 1998; and 13123, Greening of the Government through Effective Energy management, June 3, 1999.

Hazardous Materials and Waste Management Plans

After award and during the design/build phase the Offeror shall submit:

- Plan for hazardous material and waste management;
- Plan for solid waste management and recycling of construction demolition debris; and

- Plan for storm water pollution prevention management.

The following plans exist to support management of hazardous materials:

- *Hazardous Waste Management Plan.* The Hazardous Waste Management Plan is required under the Resource, Conservation and Recovery Act (RCRA), California's Hazardous Waste Control Law and AFI 32-7042. Hazardous waste is regulated by the Environmental Protection Agency (EPA), Title 40 CFR, the State of California Environmental Protection Agency (CAL-EPA)-DTSC, Title 22 CCR and the local CUPA—El Segundo Fire Department. These regulations require tracking and record keeping from “cradle to grave” of hazardous waste, as well as specific procedures for labeling, storage, transportation, and disposal. The purpose of this plan is to establish policies, procedures, and personnel responsibilities to ensure LAAFB's compliance with these regulations.
- *Emergency Response Plan (ERP):* The ERP is required by Title 40, Code of Federal Regulations and Title 22, California Code of Regulations, for generators of hazardous waste. The ERP is designed to minimize hazards to human health and the environment resulting from fires, explosions, unplanned sudden or non-sudden releases of hazardous materials/waste, or their constituents to land, air or sea. This applies to all base activities.
- *Spill Prevention, Control and Countermeasures Plan:* 40 CFR, Part 112 outlines requirements for both prevention of and response to oil spills. The prevention aspect of the rule requires preparation and implementation of the Spill Prevention, Control, and Countermeasure (SPCC) Plan. The regulation established spill prevention procedures, methods, and equipment requirements for non-transportation-related onshore and offshore facilities with aboveground oil storage (ASTs) capacity greater than 1,320 gallons (or greater than 660 gallons in a single container or buried underground oil storage capacity greater than 42,000 gallons). Regulated facilities are also limited to those that, because of their location, could reasonably be expected to discharge oil in harmful quantities into the navigable waters of the United States or adjoining shorelines.

Demolition

After award and during the design/build phase the Offeror shall:

- Receive authorization from and coordinate with the Contracting Officer prior to beginning demolition;
- Conduct demolition and removal processes in accordance with Base requirements for hours of operation, ingress and egress, disposal and clean up processes, and all applicable Local, State and Federal laws and regulations; and
- Prevent damage to existing utilities not scheduled for demolition. If damages occur, make repairs to the satisfaction of the Contracting Officer at no cost to the Government.

Site work

The Offeror shall:

- Finish site walls, equipment yard enclosures, trash enclosures, and similar utility structures to be compatible with the exterior finish of the building;
- Where fencing is provided, match the iron fencing that is the LAAFB standard design or provide a comparable design;
- Provide walls high enough to conceal all equipment from view at
- Equipment, trash, and similar yard areas; and
- Screen those utility areas that can be seen from upper floors with horizontal architectural grillwork or a similar screening device that is compatible with the design of the building.

Site paving materials at the entrances to the building shall be of a quality and design that emphasizes the transition from the exterior to the lobby.

The Offeror shall mitigate methane gas as required by Local, State and Federal requirements.

The Offeror shall provide complete vehicular, service, emergency, and pedestrian access throughout the project area.

Design Process and Submittals

Upon selection of a Offeror and the signing of necessary business documents a formal design process will be undertaken. This section defines the Air Force's requirements for the development of construction drawing and specifications.

The Air Force anticipates that a proposal submitted by a down-selected Offeror that is in compliance with the requirements of this RFP will represent a 10 percent interim design.

Throughout the design process the Offeror must integrate communications into the facility. An information technology consultant with expertise in this area must be used during the design of the facility.

The Air Force requires a charrette with the Offeror's architect at the 20 to 25 percent design stage. The goal of the charrette is to open a dialog between the Air Force and the architect, provide meaningful input to the design, and minimize changes at the 35% design stage. The architect will make a presentation and solicit comments from the Air Force in relation to facility siting, traffic flow, primary exterior architectural elements, and construction phasing.

After award of the contract, the design will proceed with the Successful Offeror submitting a 35% interim design package for review and approval by the Air Force. The schedule for submitting the 35% design will be established in the design contract. The

Air Force will review the 35% design package against the requirements established in the contract, which will include these specifications, along with the elements contained in the LAAFB design guide and the Concept Design materials.

For the purposes of this RFP, the Air Force considers the following to be the elements of a 35% design (final definition of 35% design will be contained in the design contract):

General

- Prepare a construction cost estimate
- Establish the legend sheet (symbols)
- Establish consistent terminology
- Identify major interfaces (be sure you understand existing conditions)
- Define and verify current conditions for existing facilities
- Include the table of contents for specifications
- Develop the list of particular specifications, highlighting nonstandard specifications and confirming that requirements identified in Appendix A are understood and can be met
- Develop the drawing list
- Develop the hydraulic profile
- Include the process flow diagram
- Include the preliminary list of section drawings
- Identify changes from Design Report (letter or report format)
- Identify proprietary technology or equipment
- Identify clients' equipment preferences
- Include description of operation
- Identify hazardous areas and their classification
- Identify toxic areas and the regulatory agencies involved
- Identify ventilation issues
- Identify noise requirements
- Identify the LAAFB permit and code requirements
- Identify concept and strategy for telecommunications and LAN
- Coordinate line work (interceptors, force mains, etc.) that is constructed outside the building site with private utilities (telephone, electric, gas, cable TV)

Civil Sanitary

- Soil report
- High point and low point of floor slab
- Discussion of pipe sizes for pipe hung from the underside of the structural frame or concrete supports
- Location, weight, rotational speed(s), and equipment manufacturers' literature for all large equipment
- Location and size of opening in concrete walls

- Select major equipment
- Prepare conceptual layouts for all buildings showing locations for major equipment
- Develop the preliminary site plan with roadway (access) patterns, major subsurface piping, and utilities established
- Develop operational and control descriptions of major systems
- Develop the motor list
- Identify scope of lab functions (if any)
- Locate chemical storage, usage, and impacts
- Obtain soils report
- Define property limitations/site assessment/hazardous waste
- Finalize Engineering Technical Design Report
- Draft specifications for major equipment
- Type of foundations
- Identification of Americans with Disabilities Act (ADA) or other architectural restrictions
- Type of framing (steel vs. concrete)
- Agreement on method of equipment removal (e.g., use of cranes vs. individual lifting hooks)
- Preliminary identification of hazardous (explosive or corrosive) areas

Structural

- Locate and show all expansion joints on plans
- Develop a legend sheet
- Identify foundation requirements
- Identify structural systems to be used
- Identify major interfaces with existing facilities
- Show column coordinate system, letters, and numbers on plans

Architectural

- Final overall building size
- Development of a preliminary floor plan and systems furniture layout
- Final column spacing
- Sizing for all major openings such as stairs, elevators, and roof skylights
- Typical exterior of all sections
- Interior partition materials
- Anticipated floor depressions
- Location and size of the knock-out panels
- The roof slopes for pitched roofs
- Final heights of all floors of building
- Develop the preliminary legend sheet
- Develop preliminary building code and ADA study
- Develop the preliminary layout of new and modified buildings
- Develop preliminary elevations

- Develop preliminary building sections
- Identify construction systems
- Establish material selections
- Coordinate structural system
- Acquire Art Commission /Architectural Review Board approval
- Outline specifications
- Identify type of fire alarm system required and compatibility with existing system

HVAC

- HVAC drawings or specifications are not required at the 35% stage
- Define equipment and system (heating and cooling) philosophy (type - gas, oil, electric)
- Identify major pieces of equipment locations and size
- Prepare preliminary calculations
- Identify roof type and its use
- Locate mechanical and HVAC room
- Provide the preliminary motor list

Plumbing

- Discuss with Civil Sanitary designer any special requirements
- Discuss with Civil Sanitary designer Structural sump pit locations and sizes

Electrical

- Identify distribution system and expected demands
- Establish preliminary siting of major equipment and major duct banks
- Establish standby-power requirements
- Identify existing system demands
- Identify extent of lightning protection required
- Coordinate preliminary hazardous area designations (explosive/ corrosive)

Instrumentation and Controls

- Develop the specification section list
- Establish control philosophy with Civil Sanitary and Electrical designers
- Determine system block diagram/function location
- Identify the interface with existing equipment/systems
- Determine communication and life safety systems
- Develop all P&ID's for major systems and equipment showing critical field instruments and identifying panels

After approval of the 35% design by the Air Force, the Successful Offeror shall proceed with the design through the final design. After approval of the 35% design

submission the Air Force will require monthly over the shoulder design reviews through the final design. In addition, using the charette format, the Air Force will require the review and approval of the floor plans and systems furniture layouts at approximately the 65% design stage.

The Successful Offeror will submit completed specifications and drawings as the final deliverable of the design contract. The specifications and drawings will be reviewed by the Air Force to ensure that they are complementary. In serving this function, they should meet the requirements outlined in Appendix A. As the graphic means of describing the construction project, the drawings should show the shapes, dimensions, locations, and the relationships between components and materials. The order of the drawings should facilitate the work of the contractor and follow the natural order of construction. The design contract will specify in more detail the requirements for the final specifications and drawings.

Construction Submittals

The Successful Offeror shall during construction:

- Provide and distribute submittal data during the construction phase in an orderly sequence so as to prevent delays in the work;
- Construct mock-up as required during the construction phase allowing adequate time for on-site review;
- Establish, maintain, and distribute copies of the submittals register to the Air Force; and
- Maintain a submittal approval file at the job site for review by project personnel.

Operations and Maintenance Manuals & As-built Drawings

The Successful Offeror shall submit operations and maintenance manuals for all equipment and materials included in the project where such data are available from the manufacturer. The Successful Offeror shall provide training to designated LAAFB personnel from manufacturer trained technicians on the operation and maintenance of all building systems for which maintenance is required. In addition, the Successful Offeror will provide the Air Force with a copy of as-built drawings of the completed facility. Drawings will be in AutoCAD format.

APPENDIX B**BASIC INSTRUCTIONS TO OFFERORS, INSTRUCTIONS FOR PROPOSAL PREPARATION, AND NOTICE TO OFFERORS****TABLE OF CONTENTS**

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1.0 BASIC INSTRUCTIONS TO OFFERORS

(a) *Definitions.* As used in this provision --

Discussions are negotiations that occur after establishment of the competitive range that may, at the Business Representative's discretion, result in the Offeror being allowed to revise its proposal.

Exchanges are communications for the purpose of clarifying certain aspects of proposals (e.g., the relevance of an Offeror's past performance information and adverse past performance information to which the Offeror has not previously had an opportunity to respond) or to resolve a minor or clerical error. These communications do not constitute discussions.

In writing or written means any worded or numbered expression, which can be read, reproduced, and later communicated, and includes electronically transmitted and stored information.

Proposal modification is a change made to a proposal before the solicitation's closing date and time, or made in response to an amendment, or made to correct a mistake at any time before selection of Offeror(s).

Proposal revision is a change to a proposal made after the solicitation closing date, at the request of or as allowed by a Business Representative as the result of negotiations.

Time, if stated as a number of days, is calculated using calendar days, unless otherwise specified, and will include Saturdays, Sundays, and legal holidays. However, if the last day falls on a Saturday, Sunday, or legal holiday, then the period shall include the next working day.

(b) *Amendments to solicitations.* If this solicitation is amended, all terms and conditions that are not amended remain unchanged. Offerors shall acknowledge receipt of any amendment to this solicitation by the date and time specified in the amendment(s).

(c) *Submission, modification, revision, and withdrawal of proposals.*

(1) Proposals and modifications to proposals shall be submitted in paper media in sealed envelopes or packages. Ensure that the proposal is marked on the outermost wrapper with the following information:

(i) addressed to the office specified below, and

SMC/XPX (Attn: Ms Ann Justice)
2420 Vela Way, Suite 1467
El Segundo, CA 90245

(ii) showing the time and date specified for receipt, the solicitation name (SAMS Project), and the name and address of the Offeror.

(2) The first page of the proposal must show --

(i) The solicitation name (SAMS Project);

(ii) The name, address, and telephone and facsimile numbers of the Offeror (and electronic address if available);

(iii) A statement specifying the extent of agreement with all terms, conditions, and provisions included in the solicitation and agreement to furnish any or all items upon which prices are offered at the price set opposite each item;

(iv) Names, titles, and telephone and facsimile numbers (and electronic addresses if available) of persons authorized to negotiate on the Offeror's behalf with the Government in connection with this solicitation; and

(v) Name, title, and signature of person authorized to sign the proposal. Proposals signed by an agent shall be accompanied by evidence of that agent's authority, unless that evidence has been previously furnished to the issuing office.

(3) Submission, modification, revision, and withdrawal of proposals.

(i) Offerors are responsible for submitting proposals, and any modification, or revisions, so as to reach the Government office designated in the solicitation by 3:00 p.m., local time, on the date that proposal or revision is due. For Phase I, the due date is **10 Sep 01.**

(ii)(A) Any proposal, modification, or revision received at the Government office designated in the solicitation after the exact time specified for receipt of offers is "late" and will not be considered unless it is received before selection of Offeror(s) is made, the Business Representative determines that accepting the late offer would not unduly delay the acquisition; and --

(1) If it was transmitted through an electronic method authorized by the solicitation, it was received at the initial point of entry to the Government infrastructure not later than 5:00 p.m. one working day prior to the date specified for receipt of proposals; or

(2) There is acceptable evidence to establish that it was received at the Government installation designated for receipt of offers and was under the Government's control prior to the time set for receipt of offers; or

(3) It is the only proposal received.

(B) However, a late modification of an otherwise successful proposal that makes its terms more favorable to the Government will be considered at any time it is received and may be accepted.

(iii) Acceptable evidence to establish the time of receipt at the Government installation includes the time/date stamp of that installation on the proposal wrapper, other documentary evidence of receipt maintained by the installation, or oral testimony or statements of Government personnel.

(iv) If an emergency or unanticipated event interrupts normal Government processes so that proposals cannot be received at the office designated for receipt of proposals by the exact time specified in the solicitation, and urgent Government requirements preclude amendment of the solicitation, the time specified for receipt of proposals will be deemed to be extended to the same time of day specified in the solicitation on the first work day on which normal Government processes resume.

(v) Proposals may be withdrawn by written notice received at any time before selection of Offeror(s). Proposals may be withdrawn in person by an Offeror or an authorized representative, if the identity of the person requesting withdrawal is established and the person signs a receipt for the proposal before selection of Offeror(s). Withdrawals are effective upon receipt of notice by the Business Representative.

(4) Offerors shall submit proposals in response to this solicitation in English.

(5) Offerors may submit modifications to their proposals at any time before the solicitation closing date and time, and may submit modifications in response to an amendment, or to correct a mistake at any time before selection of Offeror(s).

(6) Offerors may submit revised proposals only if requested or allowed by the Business Representative.

(7) Offerors may submit alternate proposals. However, each proposal submitted shall be stand alone and subject to all RFP requirements.

(d) *Offer expiration date.* Proposals in response to this solicitation will be valid for 180 days (unless a different period is proposed by the Offeror).

(e) *Restriction on disclosure and use of data.* Offerors that include in their proposals data that they do not want disclosed to the public for any purpose, or used by the Government except for evaluation purposes, shall --

(1) Mark the title page with the following legend:

This proposal includes data that shall not be disclosed outside the Government and shall not be duplicated, used, or disclosed -- in whole or in part -- for any purpose other than to evaluate this proposal. If, however, an Offeror is selected as a result of -- or in connection with -- the submission of this data, the Government shall have the right to duplicate, use, or disclose the data to the extent provided in the resulting business arrangement. This restriction does not limit the Government's right to use information contained in this data if it is obtained from another source without restriction. The data subject to this restriction are contained in sheets [insert numbers or other identification of sheets]; and

(2) Mark each sheet of data it wishes to restrict with the following legend:

Use or disclosure of data contained on this sheet is subject to the restriction on the title page of this proposal.

(f) *Selection of Offerors.*

(1) The Government intends to select an Offeror(s) whose proposal(s) represents the best value after evaluation in accordance with the factors and subfactors in the solicitation.

(2) The Government may reject any or all proposals if such action is in the Government's interest.

(3) The Government may waive informalities and minor irregularities in proposals received.

(4) The Government reserves the right to evaluate proposals and select Offerors without discussions (except clarifications as described in the source selection plan). Therefore, the Offeror's initial proposal should contain the Offeror's best terms from a cost or price and technical standpoint. The Government reserves the right to conduct discussions if the Business Representative determines them to be necessary. If the Business Representative

determines that the number of proposals that would otherwise be in the competitive range exceeds the number at which an efficient competition can be conducted, the Business Representative may limit the number of proposals in the competitive range to the greatest number that will permit an efficient competition among the most highly rated proposals.

(5) Exchanges with Offerors after receipt of a proposal do not constitute a rejection or counteroffer by the Government.

(6) If a cost realism analysis is performed, cost realism may be considered by the source selection authority in evaluating performance or schedule risk.

(7) A written notice of acceptance of proposal mailed or otherwise furnished to the successful Offeror within the time specified in the proposal shall result in a binding contract without further action by either party.

(8) The Government may disclose the following information in post selection debriefings to other Offerors:

- (i) The overall evaluated cost or price and rating of the successful Offeror;
- (ii) The overall ranking of all Offerors, when any ranking was developed by the agency during source selection; and
- (iii) A summary of the rationale for selection.

2.0 GUIDELINES FOR PROPOSAL PREPARATION

The following information is provided to assist Offerors in understanding this solicitation and preparing their proposal. Offeror actions are noted as applicable.

- a) Appendix A - SAMS Facility Requirements and Design Guide. This is the requirements document for the SAMS document and provides the performance standards to be included. Provided for Offeror review and assistance in preparing certain sections of the RFP response.
- b) Appendix B - Basic Instructions to Offerors, Instructions For Proposal Preparation, and Notice to Offerors. Provided for Offeror use in preparing their proposals. Includes requirements that must be met in proposal preparation. Intended to provide needed information of an administrative nature.
- c) Appendix C - Formats for Financial Proposal. Offeror will review and provide information in all areas designated “_____” in Appendix C in accordance with specific instructions in “Proposal Submittal sections of solicitation. Offeror will return completed forms with the RFP response in both electronic format and hard copies as directed in Phase I and II of this proposal.
- d) Appendix D - Source Selection Process. Provided for Offeror review only. Intended to assist the Offeror in understanding how the Air Force will conduct the selection process.
- e) Appendix E-1 and E-2. **Not provided with Phase I RFP.**
- f) Appendix F - Authorizing Legislation. Provided for Offeror information only.

3.0 INSTRUCTIONS FOR PROPOSAL PREPARATION

(a) General Instructions

- (1) This section provides general guidance for preparing proposals as well as specific instructions on the format and content of the proposal. The Offeror's proposal must include all data and information requested and must be submitted in accordance with these instructions. The offer shall be compliant with the requirements as stated in the solicitation. Non-conformance with the instructions provided may result in an unfavorable proposal evaluation or rejection.
- (2) The proposal shall be clear, concise, and shall include sufficient detail for effective evaluation and for substantiating the validity of stated claims. The proposal should not simply rephrase or restate the Government's requirements, but rather shall provide convincing rationale to address how the Offeror intends to meet these requirements. Offerors shall assume that the Government has no prior knowledge of the Offeror's facilities and experience, and will base its evaluation on the information presented in the Offeror's proposal.
- (3) Elaborate brochures or documentation, binding, detailed art work, or other embellishments are not required
- (4) The proposal acceptance period is 180 days. The Offeror shall make a clear statement in their cover letter that the proposal is valid until this date.
- (5) The Government will retain one copy of all unsuccessful proposals. Unless the Offeror requests otherwise, the Government will destroy extra copies of such unsuccessful proposals.

(b) General Information

(1) Point of Contact

The Business Representative is the sole point of contact for this acquisition. Address any questions or concerns you may have to the Business Representative. Written requests for clarification may be sent to smcxpx.mil@losangeles.af.mil or the following address:

SMC/XPX (Attn: Ms Ann Justice)
2420 Vela Way, Suite 1467
El Segundo, CA 90245.

(2) Debriefings

The Business Representative will promptly notify Offerors of any decision to exclude them from the competitive range, whereupon they may request and receive a debriefing. Unsuccessful Offerors in the competitive range will be notified of the source selection

decision. Upon such notification by the Business Representative, unsuccessful Offerors may request and receive a debriefing.

(3) Discrepancies

If an Offeror believes that the requirements in these instructions contain an error, omission, or are otherwise unsound, the Offeror shall immediately notify the Business Representative in writing with supporting rationale. The Offeror is reminded that the Government reserves the right to award this effort based on the initial proposal, as received, without discussion.

(4) Organization/Number of Copies/Page Limits

The Offeror shall prepare the proposal as set forth in the Submittal Requirements section for each Phase.

(5) Page Limitations

Page limitations shall be treated as maximums. If exceeded, the excess pages will not be read or considered in the evaluation of the proposal and (for paper copies) will be returned to the Offeror as soon as practicable. Page limitations shall be placed on responses to Evaluation Notices (ENs). The specified page limits for EN responses will be identified in the letters forwarding the ENs to the Offerors. When both sides of a sheet display printed material, it shall be counted as 2 pages. Each page shall be counted except the following: maps, pictures, drawings, renderings, and the like.

(6) Cross Referencing

To the greatest extent possible, each volume shall be written on a stand-alone basis so that its contents may be evaluated with a minimum of cross referencing to other volumes of the proposal. Information required for proposal evaluation not found in its designated volume, will be assumed to have been omitted from the proposal. Cross referencing within a proposal volume is permitted where its use would conserve space without impairing clarity.

(8) Glossary of Abbreviations and Acronyms

Each volume shall contain a glossary of all abbreviations and acronyms used, with an explanation for each. Glossaries do not count against the page limitations for their respective volumes.

(9) Page Size and Format

(a) Page size shall be 8.5 x 11 inches, not including foldouts. Page format will be single-spaced typed and present a professional appearance. Except for the reproduced sections of the solicitation document, the font size shall be no less than 12 point Times New Roman. Use at least 1 inch margins on the top and bottom and 3/4 inch side margins.

Pages shall be numbered sequentially by volume. These page format restrictions shall apply to responses to ENs.

(b) Legible tables, charts, graphs and figures shall be used wherever practical to depict organizations, systems and layout, implementation schedules, plans, etc. These displays shall be uncomplicated, legible and shall not exceed 11 by 17 inches in size. Foldout pages shall fold entirely within the volume, and foldout pages may only be used for large tables, charts, graphs, diagrams and schematics not for pages of text. For tables, charts, graphs and figures, the text shall be no smaller than 10 point Times New Roman.

(10) Binding and Labeling

Each volume of the proposal should be separately bound in a three-ring loose leaf binder, which shall permit the volume to lie flat when open. Staples shall not be used. A cover sheet should be bound in each book, clearly marked as to volume number, title, copy number, solicitation identification and the Offeror's name. The same identifying data should be placed on the spine of each binder. All unclassified document binders shall have a color other than red or other applicable security designation colors. Be sure to apply all appropriate markings including any such as Restriction on Disclosure and Use of Data and Disclosure, Protection, and Marking of Developer Bid or Proposal Information and Source Selection Information.

(11) Electronic Offers

Electronic copies may be provided on CD ROM. Use separate files to permit rapid location of all portions, including exhibits, annexes, and attachments, if any. Offeror electronic submittals shall use IBM-compatible, virus-free CD ROMS. The electronic copies of the proposal shall be submitted in a format readable by Microsoft (MS) Word 97, MS Excel 97, MS-Project 98, and MS-Power Point 97, as applicable.

4.0 NOTICES TO OFFERORS

a. Solicitation Requirements. All the requirements specified in the solicitation are mandatory, unless otherwise stated. By submitting a proposal the Offeror is representing that it will perform all the requirements specified in the solicitation. Do not merely reiterate the objectives or reformulate the requirements specified in the solicitation.

b. Single-Firm Developer. The Offeror shall be a single-firm developer or a principal member in a development team. For the purposes of this RFP, the distinction between a “single-firm developer” and a “development team” is that a single-firm developer would manage the project under the direction of a single principal member. By contrast, a development team is a single business entity such as a joint venture or partnership, made up of two or more principal firms or members. To compete for this project, a development team must commit to work with the Air Force as a single business entity (Offeror). The term “principal member” means a team member with an identified ownership interest in the team’s operation and related management responsibilities. The principal member concept allows newly formed teams to compete based on the experience of their respective principal members.

c. Reportable Events. The following is a listing of events that, if any occur, must be reported at once by an Offeror responding to this solicitation. Failure to report an event listed below would result, at the sole discretion of the Air Force, in an immediate disqualification of the submitting Offeror from this process. These events are:

1. Change in the identity of team members
2. Key employee resignations
3. Changes in commitments in the project team
4. Bankruptcy/reorganization of any of the participating entities of Offeror’s proposal
5. Default on debt instrument
6. Twenty (20) percent decrease in net worth/owner’s equity
7. Twenty (20) percent decrease in assets
8. Twenty (20) percent increase in liabilities
9. A sale of a portion or all of the Offeror’s or participating entities interest in said entities.
10. Litigation actual, pending or threatened that will materially affect the Offeror’s ability to successfully complete the transaction
11. Judgment against the Offeror imposed by any state or federal local taxing authority.
12. Other material events that will affect the Offeror’s ability to complete the transaction

d. Penalty for false Statements

Responses must set forth full, accurate, and complete information as required by this solicitation (including attachments). Examine the entire solicitation carefully. The penalty for false statements is prescribed in 18 U.S.C. 1001.

e. Proposal costs.

The Air Force will NOT reimburse Offerors for any costs associated with submitting proposals in response to this solicitation.

f. Mandatory Forms and Offeror Cover letter

Offeror shall complete all mandatory forms and the Offeror Cover letter identified within the solicitation. This cover letter must be signed by an individual with authority to bind the Offeror.

g. Status of Air Force Efforts to Obtain Relief from "Scoring of Lease"

During the Industry Day briefing, the Air Force described concerns inherent in a deal that included a lease back provision. The issue relates to an Office of Management and Budget (OMB) requirement to "score" funds to pay the lease. In the case of this project, the Air Force's long-term obligation for a lease is estimated using the net present value of the annual lease payments, interest, and other payments. Scoring rules require the Air Force to pay the entire amount up front.

Subsequently, we have been engaged in discussions with Air Force leadership pursuing ideas that we believe will relieve the project of the requirement to score the lease, hence making this a viable funding mechanism. Offerors are hereby advised that while the discussions have been promising, the possible solutions have not been approved by either the Department of Defense, or OMB, the ultimate decision makers.

OFFEROR'S SAMPLE COVER PAGE

Offeror shall prepare a cover letter to accompany their proposal that addresses the following items:

FROM: _____

(Name of Company) (Point of Contact)

(Street Address) (Telephone Number)

(City, State and Zip Code) (Fax Number)

1. Period for Acceptance of offer. The Offeror agrees, if this offer is accepted within ____ calendar days (180 calendar days unless a different period is inserted by Offeror) from the date established for receipt of proposals, to continue in the SAMS project competition and furnish a Phase II proposal to complete the SAMS complex.

2. Review of amendment #1 is acknowledged.

3. Statement of Authority to Release Proprietary Information:

I certify by my signature below that I have read the SAMS solicitation and understand and approve the release of data to non-Federal Government advisors (i.e. city officials) for the purpose of providing advisory services in the evaluation of this solicitation.

I certify by my signature below that I have read the SAMS solicitation and understand and approve of the release of the proposals to Malcolm Pirnie Inc. and their subcontractors (Basile, Baumann, Prost and Associates, Inc., and Robbins, Jorgensen, Christopher) for the purpose of providing advisory/consulting services in the Air Force's evaluation of this solicitation. I further understand that said Contractor has signed a non-disclosure/confidentiality agreement and will not disclose any information contained in this proposal submission.

4. I hereby certify that to the best of my knowledge no potential conflict of interest exists between _____ (Name of Business) and Malcolm Pirnie Inc. and their subcontractors (Basile, Baumann, Prost and Associates, Inc., and Robbins, Jorgensen, Christopher). As a condition of this offer, should my firm be the Selected Offeror and awarded the resultant Business Arrangement by the Air Force, my firm will not engage Malcolm Pirnie Inc. and their subcontractors for any consulting services directly related to this potential business arrangement, within two years of this award.

If over the last two years we have engaged Malcolm Pirnie Inc. and their subcontractors (Basile, Baumann, Prost and Associates, Inc., and Robbins, Jorgensen, Christopher), we will attach a schedule of engagements.

5. I hereby certify that I have the authority to bind the Offeror.

Authorized representative and signatory for Offeror:

Print Name Title Date

Signature

APPENDIX C

FORMATS FOR FINANCIAL PROPOSAL

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Note: The Offeror will find instructions for the completion of these forms in the RFP Main Document as well as other appendices of this RFP. The Offeror will only complete and submit Phase I forms during the Phase I submission, and will only complete and submit Phase II forms during the Phase II submission.

PHASE I SUBMITTAL REQUIREMENTS

1. SOURCES OF FUNDS

AF Property Values * (show values for each parcel \$ _____
and methodology for determining each value in
attached sheets)

Area A	\$ _____
Lawndale Annex	\$ _____
Sun Valley	\$ _____

Local Government Financial Participation, if any \$ _____
(attach correspondence and explanations)

Other Financial Sources (explain) \$ _____

1. Debt (attach prelim. term sheets and prelim.
financing commitment letters)

2. Equity (attach explanation of source, term
sheets, prelim. commitment letters, if
appropriate [third party])

3. Other

Number of
Years

\$ per Year

AF Lease (Total) \$ _____
(attach term sheets)

_____ \$ _____

TOTAL SOURCES OF FUNDS \$ _____

2. USES OF FUNDS (Include in below totals, costs for all items/options in para. 3 below)

Project Base Bid (580K SF Facility(ies)) \$ _____

3. CASH DIFFERENTIAL (if applicable)

Project Base Bid (580K SF Facility(ies)) \$ _____

* El Segundo, Lawndale Annex, and Sun Valley

4. * ADDITIVE/DELETIVE PRICING OPTIONS (INCLUDED IN ALL PROJECT TOTALS)

* The Offeror may propose additional deletive items in addition to those shown here.

Deletive Items

Rough Estimate of the deletive items #1-9 (section H)

Item 10 (Section H)

Item 11 (Section H)

AMOUNT

\$ _____

\$ _____

\$ _____

PHASE II SUBMITTAL REQUIREMENTS

B. DETAILED SOURCES AND USES OF FUNDS - GOVERNMENT FACILITIES

Sources of Funds

AF Property Values		\$ _____
- El Segundo	\$ _____	
- Hawthorne	\$ _____	
- Sun Valley	\$ _____	
Local Government Financial Participation, if any		\$ _____
- El Segundo	\$ _____	
- Hawthorne	\$ _____	
- Other	\$ _____	
TOTAL SOURCES OF FUNDS		\$ _____

Uses of Funds – Basic Project (580KSF Facility)

Government Facilities

Facilities	\$ _____	
Parking Structure	\$ _____	
Util./Roads/Phasing	\$ _____	
Ball field	\$ _____	
Pre-Eng. Bldg.	\$ _____	
Other Development Costs	\$ _____	
TOTAL DEVELOPMENT COSTS (USES OF FUNDS), BASIC PROJECT		\$ _____

Cash Differential (if applicable)

Base Bid Project (580KSF Facility)	\$ _____
------------------------------------	----------

C. SUMMARY OF TOTAL SMC DEVELOPMENT COSTS

Basic Project 580K SF Facility)

Hard Costs	<u>AMOUNT</u>	<u>Dollars Per</u> <u>SQ. FT</u>
Infrastructure Costs	\$ _____	\$ _____
Demolition Costs	\$ _____	\$ _____
Construction Costs	\$ _____	\$ _____
Landscaping	\$ _____	\$ _____
Contingency	\$ _____	\$ _____
 Total Hard Costs	 \$ _____	 \$ _____
 Soft Costs	 <u>AMOUNT</u>	 <u>Dollars Per</u> <u>SQ. FT</u>
Construction Period Interest	\$ _____	\$ _____
Architectural/Engineering	\$ _____	\$ _____
Design Fees	\$ _____	\$ _____
Legal and Accounting	\$ _____	\$ _____
Insurance	\$ _____	\$ _____
Consultant Fees	\$ _____	\$ _____
Development Fees	\$ _____	\$ _____
Financing Transaction Fees	\$ _____	\$ _____
Commissions	\$ _____	\$ _____
Reserves	\$ _____	\$ _____
Contingency	\$ _____	\$ _____
 Total Soft Costs	 \$ _____	 \$ _____
 <u>TOTAL DEVELOPMENT COSTS</u>	 \$ _____	 \$ _____

D. SUMMARY - LIFE CYCLE COSTS ASSUMPTIONS

Building Component	Estimated Life	Unit Cost/Base Year
Carpeting	_____ (years)	\$ _____
Floor Covering	_____ (years)	\$ _____
Roofing	_____ (years)	\$ _____
HVAC System	_____ (years)	\$ _____
Water Heater	_____ (years)	\$ _____
Exterior Painting	_____ (years)	\$ _____
Utility & Structural System	_____ (years)	\$ _____
Landscaping	_____ (years)	\$ _____
Recreational Areas	_____ (years)	\$ _____
Other: (Please list)	_____ (years)	\$ _____

E. DEVELOPMENT BUDGET PARAMETERS - Private Developments By Type of Project and By Phase

	<u>Area A</u>	<u>Lawndale</u>	<u>Other Site(s)</u>
Land Area (SF)	_____ SF	_____ SF	_____ SF
Proposed New Construction (SF)	_____ SF	_____ SF	_____ SF
Floor Area Ratio	_____	_____	_____

Hard Costs

<i>Sitework Costs 1/ (\$ psf of land area)</i>	\$_____/SF	\$_____/SF	\$_____/SF
<i>Structure Costs 2/ (\$ per building SF)</i>	\$_____/SF	\$_____/SF	\$_____/SF
SUBTOTAL- HARD COSTS	\$_____/SF	\$_____/SF	\$_____/SF

Soft Costs 3/

(____% of hard costs) (____% of hard costs) (____% of hard costs)

TOTAL DEVELOPMENT COSTS (\$ per building SF) \$_____/SF \$_____/SF \$_____/SF

1/ Sitework Costs include Testing, Demolition/Removal, Clearing/Cut & Fill, Stormwater, Sanitary Sewers, Water, Electricity, Paving, Landscaping, Signage, Contingencies and Other Costs

2/ Structure Costs include Base Building Costs, Parking Structure (if any), Contingencies, and other costs

3/ Soft Costs include Survey Costs, Real Estate Taxes, Impact Fees, Permits, Tap/Connect Fees, Insurance, Bonds, Design Fees, Developer Overhead, Developer Fees, Legal and Accounting Fees, Financing Fees, Construction Interest, Marketing Costs, Administrative Costs, Contingencies and other costs

F. NET OPERATING INCOME STATEMENT - Private Developments by Type of Project and by Location

	<u>Area A</u>	<u>Lawndale</u>	<u>Other Site(s)</u>
<u>Operating Revenues</u>			
Aggregate Rents <i>(disaggregate rents for each use, location)</i>	\$ _____	\$ _____	\$ _____
<u>Plus: Other income</u>	\$ _____	\$ _____	\$ _____
Aggregate Gross Income	\$ _____	\$ _____	\$ _____
<u>Less: Vacancy</u>	_____ %	_____ %	_____ %
Effective Gross Income	\$ _____	\$ _____	\$ _____
<u>Operating Expenses</u> ^{1/}	\$ _____	\$ _____	\$ _____
<u>Less: Reimbursed Operating Expenses</u>	_____ % of EGI	_____ % of EGI	_____ % of EGI
Unreimbursement Operating Expenses	\$ _____	\$ _____	\$ _____
Net Operating Income	\$ _____	\$ _____	\$ _____
<u>Gross Building Area</u>	_____ SF	_____ SF	_____ SF
Total Net Operating Income	\$ _____	\$ _____	\$ _____

^{1/} Operating Expenses Include: Common Area Maintenance, Insurance, Real Estate Taxes, Utilities, Capital Reserves; and, Management, Marketing and Leasing Fees.

G. PROJECT CASH FLOW STATEMENT - Private Developments by Phase

	<u>NPV</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
TOTAL NOI (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Less: Annual Debt Service (\$)</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Before Tax Cash Flow (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Less: Pre-Tax Equity Returns (\$)</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
IRR (%)	_____ %				
Net CF (residual land value) (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Discount Rate (%)	_____ %				
Net Present Value (\$)	\$ _____				

Permanent Debt Financing - by Phase

Loan to Value Ratio (%)	_____ %
Mortgage Amount (\$)	\$ _____
Interest Rate (%)	_____ %
Amortization Period (months)	_____
Payment (\$)	\$ _____

PROJECT CASH FLOW STATEMENT – (Continued)

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
TOTAL NOI (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Less: Annual Debt Service (\$)</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Before Tax Cash Flow (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Less: Pre-Tax Equity Returns (\$)</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Net CF (residual land value) (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

PROJECT CASH FLOW STATEMENT – (Continued)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
TOTAL NOI (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Less: Annual Debt Service (\$)</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Before Tax Cash Flow (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Less: Pre-Tax Equity Returns (\$)</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Net CF (residual land value) (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

PROJECT CASH FLOW STATEMENT – (Continued)

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
TOTAL NOI (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Less: Annual Debt Service (\$)</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Before Tax Cash Flow (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
<u>Less: Pre-Tax Equity Returns (\$)</u>	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Net CF (residual land value) (\$)	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

PROJECT CASH FLOW STATEMENT – (Continued)

	<u>2021</u>	<u>2022</u>
TOTAL NOI (\$)	\$ _____	\$ _____
<u>Less: Annual Debt Service (\$)</u>	\$ _____	\$ _____
Before Tax Cash Flow (\$)	\$ _____	\$ _____
<u>Less: Pre-Tax Equity Returns (\$)</u>	\$ _____	\$ _____
Net CF (residual land value) (\$)	\$ _____	\$ _____

H. * DELETIVE PRICING OPTIONS

**The Offeror may propose additional deletive items in addition to those shown here. Offeror may add additional entries as necessary.*

Deletive Item	<u>AMOUNT</u>
1. Value Engineer Communication Pre-Wiring	\$ _____
2. Softball Field	\$ _____
3. Pre-Engineering Metal Warehouse	\$ _____
4. Raised Floor in Work Area	\$ _____
5. Reduce SCIF space by 18,000SF	\$ _____
6. Value Engineer Building System (HVAC, Elevators, Landscaping)	\$ _____
7. Systems Furniture	\$ _____
8. Communication Switch	\$ _____
9. Exterior Communications Plant	\$ _____
10. LAAFB Gas Station – Demolish and Replace	\$ _____
11. LAAFB Gas Station – Demolish	\$ _____

Deleted # 5 -Performance bond and # 7 - Club Ballroom and renumbered

Additional Item Proposed by Offeror	\$ _____
Additional Item Proposed by Offeror	\$ _____
Additional Item Proposed by Offeror	\$ _____

I. LIFE CYCLE COSTS ANALYSIS *(Offeror shall provide lifecycle costs and NPVs for Base Bid and Deletive Options listed in the above sections. Offeror shall add items to this chart as necessary)*

	<u>NPV @</u>	<u>%</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>
Item #1	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

Item #2	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #3	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #4	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #6	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #7	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #8	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #9	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #10	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

Item #1	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #2	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #3	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #4	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #6	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #7	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #8	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #9	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #10	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

LIFE CYCLE COSTS ANALYSIS – (Continued)

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
Item #1	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #2	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

Item #3	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #4	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #6	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #7	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #8	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #9	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #10	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

LIFE CYCLE COSTS ANALYSIS – (Continued)

	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Item #1	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #2	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #3	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #4	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #6	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #7	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #8	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #9	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #10	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

LIFE CYCLE COSTS ANALYSIS – (Continued)

	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
Item #1	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #2	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #3	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #4	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #6	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #7	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #8	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #9	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #10	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

**LIFE CYCLE COSTS ANALYSIS –
(Continued)**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Item #1	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #2	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #3	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #4	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #6	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #7	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #8	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #9	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #10	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

LIFE CYCLE COSTS ANALYSIS – (Continued)

	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>
Item #1	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #2	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #3	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #4	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #5	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #6	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #7	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #8	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #9	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____
Item #10	\$ _____	\$ _____	\$ _____	\$ _____	\$ _____

LIFE CYCLE COSTS ANALYSIS – (Continued)

	<u>2031</u>	<u>2032</u>
Item #1	\$ _____	\$ _____
Item #2	\$ _____	\$ _____
Item #3	\$ _____	\$ _____
Item #4	\$ _____	\$ _____
Item #5	\$ _____	\$ _____
Item #6	\$ _____	\$ _____
Item #7	\$ _____	\$ _____
Item #8	\$ _____	\$ _____
Item #9	\$ _____	\$ _____
Item #10	\$ _____	\$ _____

APPENDIX D
SOURCE SELECTION PROCESS
FOR
SYSTEMS ACQUISITION MANAGEMENT SUPPORT COMPLEX (SAMS)
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1.0 INTRODUCTION

The following document describes the process the Air Force will use to conduct the source selection for the SAMS Project.

1.1 Program Overview and Description

The Space and Missile Systems Center (SMC) at Los Angeles Air Force Base (LAAFB) CA under the Systems Acquisition and Management Support (SAMS) complex initiative undertakes the conveyance of a large portion of the LAAFB's existing real property to a selected developer, in exchange for that developer's build-to-suit completion of new facilities for the Air Force on a portion of the LAAFB remaining property or alternatively on property near the base. The existing properties at LAAFB total approximately 113 acres and are located in El Segundo, Hawthorne and Sun Valley, California.

1.2 Program Direction

Pursuant to the Floyd D. Spence National Defense Authorization Act for Fiscal Year 2001, 106 Pub. Law 398, 114 Stat. 1654, Title XXVII, Subtitle D, Section 2861, Land Conveyance, Los Angeles Air Force Base:

“The Secretary of the Air Force may convey, by sale or lease upon such terms as the Secretary considers appropriate, all or any portion of the following parcels of real property, including any improvements thereon, at Los Angeles Air Force Base, California:

- (1) Approximately 42 acres in El Segundo, California, commonly known as Area A.
- (2) Approximately 52 acres in El Segundo, California, commonly known as Area B.
- (3) Approximately 13 acres in Hawthorne, California, commonly known as the Lawndale Annex.
- (4) Approximately 3.7 acres in Sun Valley, California, commonly known as the Armed Forces Radio and Television Service Broadcast Center.

As consideration for the conveyance of real property under subsection (a), the recipient of the property shall provide for the design and construction on real property acceptable to the Secretary of one or more facilities to consolidate the mission and support functions at Los Angeles Air Force Base. Any such facility must comply with the seismic and safety design standards for Los Angeles County, California, in effect at the time the Secretary takes possession of the facility.”

2.0 SOURCE SELECTION PROCESS/BUSINESS APPROACH

2.1 Approved Process

The source selection strategy for the SAMS Complex project is to use a streamlined, trade-off selection methodology that allows maximum flexibility in proposal development while encouraging innovative solutions. Under this process, the Air Force will consider tradeoffs among cost or price and non-cost factors and may, at its discretion, award to or select other than the lowest priced Offeror or other than the highest technically rated Offeror. The purpose of this strategy is to select the proposal that best realizes the SAMS complex goals while meeting all performance requirements and minimizing Air Force investment beyond conveyance of the available land. The Air Force will determine the “Best Value” based on an integrated assessment of management, technical and financial strategy factors, as well as past performance and proposal risk.

The Air Force will carry out a three-phase process to select a private entity (“Offeror”) to undertake this project:

- The objective of Phase I is to select those Offerors whose proposals demonstrate the highest probability of success. The Air Force intends to select no more than five fully qualified developers. Evaluations in Phase I will consist of an integrated assessment of past performance and preliminary project concept (to include financial strategies and proposal risk). Offerors not selected will be notified in writing. The Offerors determined to be most qualified under Phase I will be invited to submit proposals in Phase II.
- The objective of Phase II is to select the developer offering the best value. In Phase II, Offerors will be required to submit detailed business and technical proposals (including proposal risk and financial strategies). Past performance ratings will be carried over from Phase I and updated as necessary. The Offeror submitting the proposal representing the best value to the Air Force will be selected to continue into Phase III.
- The objective of Phase III is to conduct final negotiations with the selected Offeror to finalize the remaining financial contingencies and complete the administrative details of implementing all agreements for award to the selected Offeror (see Attachment 3). Final negotiations are administrative in nature and will not encompass issues that affect the basis for the source selection decision. If, for whatever reason, the Air Force and the selected Offeror are unable to complete Phase III within ninety (90) days, the Air Force will either reschedule the milestones or select a new Offeror.

2.2 Program description

The goals of the SAMS complex are to:

- Provide our people safe and excellent, state-of-the-art facilities and dispose of buildings that do not meet seismic and safety codes
- Reduce the total cost of the real property infrastructure while meeting performance, service and quality requirements

Using an overarching concept of capital asset management, the Air Force intends to make underutilized assets available for public and/or private commercial development, in exchange for consideration that would reduce Air Force (O&M and capital) appropriation requirements. The developer will be required to provide acceptable facilities (located on or nearby Area B). The Air Force identified underutilized facilities and land area, recognizing that this land has value based on income potential, and plans to convey the property outright allowing the real estate market to bring several sources of financing. The Air Force hopes that by using this approach, the selected private developer could generate a significant level of private sector funding toward the cost of consolidating Air Force space at Area B or elsewhere.

The Air Force may lease back, for up to ten years, the new facilities in order to finance any gap in the market values of the real property to be conveyed and the new facilities but the Air Force must be vested with all right and title to the new facilities at the end of the lease period.

3.0 **SOURCE SELECTION ORGANIZATION**

The Deputy Assistant Secretary of the Air Force (Installations) (SAF/MII), has retained the authority to approve the selection of an Offeror for final selection and to sign the final agreements on behalf of the Air Force. SAF/MII has delegated authority to AFMC/CV to solicit, evaluate, select and negotiate final real estate agreements. (Although SMC will be transitioning to Air Force Space Command in Oct 01, AFSPC has agreed that AFMC/CV will continue as the SSA for this project until an Offeror is selected at the conclusion of Phase II.)

The organization for the Source Selection (see Attachment 1) will consist of a Source Selection Authority (SSA), a Source Selection Advisory Council (SSAC) (see Attachment 2), and a Source Selection Evaluation Team (SSET) (see Attachment 2). AFMC/CV has designated SMC/CC as chair of the SSAC.

3.1 **SAF/MII Duties**

1. Confirm SSA's decision to proceed to Phase II
2. Confirm SSA's selection of Offeror
3. Sign the final agreements on behalf of the Air Force.

3.2 **Source Selection Authority Duties**

1. Approval of the Source selection Plan (SSP).
2. Approval to release the solicitation document and all amendments.
3. Approval of the Phase I and II evaluations.
4. Approval of the determination to exclude Offerors from the competitive range.

5. Recommendation to proceed to Phase II.
6. Selection of the Successful Offeror.
7. Documentation of the selection decision.

3.3 Source Selection Advisory Council (SSAC) Duties

1. Responsible for the proper and efficient conduct of the source selection process.
2. Review the SSP.
3. Review of evaluations and findings of the SSET in Phase I and Phase II.
4. Approval of determination of competitive range.
5. Approve release of Evaluation Notices.
6. Provide briefings and consultation at the request of the SSA.
7. Review and approve proposal analysis report.
8. Offer a recommended source selection decision for the SSA

3.4 Source Selection Evaluation Team (SSET) Duties

1. Prepare the SSP in coordination with the SAMS integrated product team.
2. Review Solicitation prior to release.
3. Provide an independent review of all proposals.
4. Comply with applicable standards of conduct.
5. Substitutions for members identified in Attachment 2 may be approved by SSET chair.
6. Prepare and review Evaluation Notices (ENs) prior to release.
7. Provide briefings and consultation as requested by the SSAC.
8. Prepare proposal analysis report that documents the results of the evaluation.
9. Prepare Source Selection Decision Document for SSA signature.

3.5 Advisors

SMC IPT, AFMC/CEI, AFSPC/CEC and representatives from the Cities of El Segundo and Hawthorne will be assigned to assist with all aspects of the source selection process. At the discretion of the SSET Chairperson, advisors may assist in evaluating particular requirements or aspects of a proposal. They may provide material for Evaluation Notices (ENs), but they will not evaluate strong or weak points or evaluation narratives.

In addition, the Executive Steering Group, an ad hoc group consisting of senior Air Force leadership personnel with either functional or programmatic expertise, will advise the SSA and/or SAF/MII.

4.0 PRESOLICITATION ACTIVITIES

4.1 Market Research

A Request for Statements of Interest (RSI) was released in June 1999 and was favorably received by the real estate development community. Twenty-five developers indicated they were interested and 5 submitted actual definitive cost data. Likewise, Air Force – commissioned real estate development feasibility studies concluded much development potential exists for a wide range of private sector uses.

4.2 Early Strategy and Issues Session (ESIS)

An SMC senior level ESIS was conducted in August 2000 to discuss the AFMC recommended process for conducting the SAMS solicitation.

4.3 Draft Solicitation

Upon approval of the project, the SAMS IPT released a draft solicitation to industry on 14 Mar 01.

4.4 Pre-Solicitation Notice

Prior to release of the solicitation, the SAMS IPT will issue a notice to industry through all practical media.

4.5 Industry Day

On 4 Apr 01, an Industry Forum was conducted at LAAFB. Over 70 representatives from industry attended.

4.6 Notice of Source Selection Process Initiation

Upon release of the solicitation, the SAMS IPT will issue a notice to appropriate parties.

5.0 EVALUATION PROCEDURES

5.1 Definitions

Competitive Range: The proposals that are most highly rated, unless the “range” is reduced for purposes of efficiency.

Deficiency: A material failure of a proposal to meet a Air Force requirement or a combination of significant weaknesses in a proposal that increases the risk of unsuccessful contract performance to an unacceptable level.

Discussions: Negotiations that occur after establishment of the competitive range that may, at the Business Representative's discretion, result in the Offeror being allowed to revise its proposal.

Evaluation Notices (EN): Written reports provided to an Offeror, after establishment of the competitive range, used to indicate to, or discuss with, each Offeror still being considered for award, significant weaknesses, deficiencies, and other aspects of its proposal (such as cost, price, technical approach, past performance, and terms and conditions) that could, in the opinion of the Business Representative, be altered or explained to enhance materially the proposal's potential for award.

Exchanges: Communications for the purpose of clarifying certain aspects of proposals (e.g., the relevance of an Offeror's past performance information and adverse past performance information to which the Offeror has not previously had an opportunity to respond) or to resolve a minor or clerical error. These communications do not constitute discussions.

Proposal Inadequacy: An aspect or omission from an Offeror's proposal that may contribute to a failure in meeting specified minimum performance or capability requirements.

Strength: A significant, outstanding or exceptional aspect of an Offeror's proposal that has merit and exceeds specified performance or capability requirements in a way beneficial to the Air Force, and either will be included in the contract or is inherent in the Offeror's process.

Weakness: A flaw in the proposal that increases the risk of unsuccessful contract performance. A "significant weakness" in the proposal is a flaw that appreciably increases the risk of unsuccessful contract performance.

5.2 Protection Of Source Selection Information

A quality control process using color coded cover sheets for each Offeror's proposal information will be employed to ensure the separation of source selection documentation by Offeror. In addition, a check and balance system will be employed where, at a minimum, two people will prepare information for release. The Business Representative will perform a final check of documentation in the packages before they are released. Verification of this review will be accomplished by initialing a checklist that will become part of the source selection file.

5.3 Evaluation Methodology

The evaluation requirements, described in the section of the solicitation entitled "Evaluation Factors for Selection" are the baseline against which each Offeror's proposal will be rated and establish the level an Offeror's proposal must meet in order to be judged acceptable. Factors were derived from key project characteristics and broken down into subfactors, which will be used as the basis for assessing each Offeror's ability to meet the

Air Force's needs. Factors (and subfactors) for this source selection have been limited to those considered to be the real discriminators and are listed in Part 6 below. In each phase, proposals will be evaluated and rated focusing on strengths, weaknesses, inadequacies, and deficiencies.

Offerors will be advised in the solicitation that a down-select decision in Phase I, or a selection in Phase II, may be made without discussion or any contact concerning the proposal received. Specifically, they cannot assume that they will be contacted or afforded an opportunity to clarify, discuss, or revise proposals. Therefore, the solicitation will state that proposals should be submitted initially on the most favorable terms regarding financial, technical, and other factors.

Discussions may be conducted with Offerors within the competitive range in Phase I or Phase II. In Phase I, "competitive range" refers to those Offerors who have a reasonable chance of selection for down select. In Phase II, "competitive range" refers to those Offerors who have a reasonable chance for selection as the developer offering the best value. If discussions are conducted, evaluation notices (ENs) will be issued and, Offerors will have the opportunity to submit revisions to their proposals.

Limited exchanges with the Offerors for the purpose of clarifying certain aspects of proposals (e.g., the relevance of an Offeror's past performance information and adverse past performance information to which the Offeror has not previously had an opportunity to respond) or to resolve a minor or clerical error do not constitute discussions. Communications with Offerors before establishment of the competitive range may be conducted to enhance Air Force understanding of proposals; allow reasonable interpretation of the proposal; or facilitate the Air Force's evaluation process. These communications are for the purpose of addressing issues that must be explored to determine whether a proposal should be placed in the competitive range. Such communications will not provide an opportunity for the Offeror to revise its proposal, but may address ambiguities in the proposal or other concerns (e.g., perceived deficiencies, weaknesses, errors, omissions, or mistakes); and information relating to relative past performance; and shall address adverse performance information to which the Offeror has not previously had an opportunity to comment. These communications do not constitute discussions.

After the final evaluation of proposals against the factors (and subfactors) is completed and documented, the SSET will summarize the information using color and other ratings in a briefing to the SSA. The color and other ratings to be used are discussed below.

5.4 Color Ratings

The color ratings, defined in the table below, will be assigned at the subfactor level in all Factors except past performance, proposal risk and for Phase II, "Cost to Air Force", to depict how well each Offeror's proposal meets the solicitation requirements. (A separate but parallel color rating system for past performance is discussed in paragraph 5.5 below. Proposal risk will be assessed as discussed in paragraph 5.6 below. No color rating will be used for the cost factor.)

Color	Rating	Definition
Blue	Exceptional	Exceeds requirements in a way beneficial to the Air Force.
Green	Acceptable	Meets requirements necessary for acceptable performance.
Yellow	Marginal	Does not clearly meet some specified requirement necessary for acceptable performance, but any proposal inadequacies are correctable.
Red	Unacceptable	Fails to meet specified requirements. Proposals with an unacceptable rating are not awardable.

Each subfactor will be evaluated against the following basic assessment criteria (equal in importance):

- *Soundness of approach:* The Offeror's proposal will be assessed in terms of the degree to which the proposal, relating to particular items, is logical, defensible, and consistent with all other parts of the proposal. Additionally, proposal will be assessed as to whether or not all assertions made by the Offeror are supported and thoroughly documented, assumptions are clearly labeled and justified and the proposal assumptions are consistent with current market conditions. Finally, the proposal will be assessed as to whether it provides an effective and efficient method of performing the work.
- *Understanding the requirement:* The Offeror's proposal will be assessed in terms of the degree to which the Offeror understands the requirements relating to a particular item, as evidenced through compliance with the requirements of the solicitation. The proposal must indicate concise, complete, responses, which are clearly cross-referenced or indexed with the solicitation.

5.5 Past Performance

In Phase I, the most important evaluation factor will be past performance. The team will conduct a structured evaluation that examines an Offeror's relevant present and past performance record to determine its ability to perform as proposed. The past performance evaluation will consider the number and severity of problems, the effectiveness of any corrective actions taken, and the Offeror's overall performance record.

Under the Past Performance factor, the Performance Confidence Assessment represents the evaluation of an Offeror's present and past work record to determine confidence in the Offeror's probability of successfully performing as proposed. The Air Force will evaluate the Offeror's demonstrated record of contract compliance in supplying products

and services that meet user's needs, including cost and schedule. The Past Performance Evaluation is accomplished by reviewing aspects of an Offeror's relevant present and recent past performance, focusing on performance that is relevant to the SAMS project. In determining relevance, consideration will be given to similar type of efforts (development, maintenance, contract scope, schedule and type).

The information evaluated may include data on efforts performed by other divisions, critical subcontractors, or teaming contractors, if such resources will be brought to bear or significantly influence the performance of the proposed effort. The Air Force may consider as relevant, efforts performed for agencies of the federal, state, or local governments and commercial customers.

Rating	Definition
Most Relevant (MR) 5	Past performance projects involved the magnitude and complexity specified and are essentially what the solicitation requires (i.e. mid-rise office buildings in campus like setting, business arrangements that limit customer's exposure to cost growth).
Acceptable (A) 3	Past performance projects involved the magnitude and complexities specified and include most of what the solicitation requires.
Marginal (M) 1	Past performance projects involved some of the magnitude and complexities specified and include some of what the solicitation requires.
Not relevant (NR) 0	Past performance projects did not involve any aspects of what the solicitation requires.

As a result of an analysis of the favorable and unfavorable information (risks and strengths) identified, a past performance confidence assessment will be done to determine an overall Past Performance confidence assessment. Each Offeror will receive one of the following ratings defined in the table below:

Rating	Definition
Exceptional/ High Confidence (Blue)	Based on Offeror's performance record, no doubt exists that the Offeror will successfully perform the required effort.
Very Good/ Significant Confidence (Green)	Based on Offeror's performance record, minimal doubt exists that the Offeror will successfully perform the required effort.
Satisfactory/ Confidence (Yellow)	Based on Offeror's performance record, doubt exists that the Offeror will successfully perform the required effort.
Marginal/ Little Confidence (Red)	Based on Offeror's performance record, substantial doubt exists that the Offeror will successfully perform the required effort. Changes to the Offeror's existing processes may be necessary in order to achieve contract requirements.

In addition to evaluating the extent to which the Offeror's performance meets contract requirements, the assessment will consider things such as the Offeror's history of forecasting and controlling costs, adhering to schedules (including administrative aspects of performance), reasonable and cooperative behavior and commitment to customer satisfaction.

After a confidence assessment has been made, the SSA may then consider as discriminators: 1) whether the past projects evaluated were comprised of the same teaming partners as proposed for this project; and 2) whether the developer demonstrated the same level of past performance as other developers but over a greater number of projects.

Where the performance record indicates performance problems, the Air Force will consider the number and severity of the problems and the appropriateness and effectiveness of any corrective actions taken (not just planned or promised). The Air Force may review more recent contracts or performance evaluations to ensure corrective actions have been implemented and to evaluate their effectiveness. Offerors will have the opportunity to address any negative or adverse past performance information received by the SSET during this evaluation for which they have not previously had an opportunity to respond.

Past performance information will be obtained through records of DoD and other government departments and agencies, questionnaires tailored to the circumstances of this acquisition, Army Corps of Engineers channels, interviews with program managers and contracting officers, and other sources known to the Air Force, including commercial sources. Offerors are to note that, in conducting this assessment, the Air Force reserves the right to use both data provided by the Offeror and data obtained from other sources.

5.6 Proposal Risk

Proposal Risk assesses the weaknesses and associated risks with the Offeror's proposed approach as it relates to accomplishing the requirements of this solicitation. It includes an

assessment of the potential for disruption of schedule, increased cost, degradation of performance, and the need for increased Air Force oversight, as well as the likelihood of unsuccessful contract performance. Evaluators will make an independent judgment of the probability of success, the impact of failure and the Offeror's proposed risk mitigation solutions when assessing proposal risk. The proposal risk will be rated as described in the table that follows:

Rating	Definition
High (H)	Likely to cause significant disruption of schedule, increased cost, or degradation of performance even with special Offeror emphasis and close Air Force monitoring
Moderate (M)	Can potentially cause some disruption of schedule, increased cost, or degradation of performance. However, special Offeror emphasis and close Air Force monitoring will probably be able to overcome difficulties.
Low (L)	Has little potential to cause disruption of schedule, increased cost, or degradation of performance. Normal Offeror effort and normal Air Force monitoring will probably be able to overcome difficulties.

Phase I: The proposal risk assessment will focus on the risks and weaknesses associated with Factor 2, the Offeror's proposed Preliminary Project Concept. For each identified risk, the assessment will address the Offeror's proposal for mitigating the risk and why that approach is or is not manageable.

Phase II: To ensure that only the proposal with the highest probability of success is selected, Factors 1, 2, 3, and 4, Cost to the Air Force, Financial Strategy, Facility Capability, and Project Management, will be evaluated for proposal risk. Risk will be assessed at the subfactor level, or where there are no subfactors, at the factor level.

5.7 Cost and Financial Strategy

Affordability of the project is a major consideration of this source selection. As stated in the evaluation factors for Phase II, the goal is to achieve absolute minimum cost to the Air Force. Therefore, affordability is defined as the combination of "cost to the Air Force" and "financial strategy" employed by an offer which minimizes the additional funds the Air Force would have to provide (both in total and by Government Fiscal Year) if the offeror's proposal was accepted. This includes but is not limited by new/additional Congressional appropriations, cost of interruptions or dislocations during construction, and any other conceivable funding contingencies.

Information in the cost volume must provide evaluators with a clear picture of the Offeror's financial projections for the development and must be supported by detailed cost estimates. The following assessment criteria will be used when evaluating and rating cost:

- **COMPLETENESS:** All information/data required to support the proposed financial strategy has been provided. Assumptions and estimates on which the strategy is based are clearly identified.
- **REASONABLENESS:** Cost estimates, financing terms, and financial projections are fully justified and supported and are considered fair under current market conditions.
- **REALISM:** Cost estimates and financial projections are compatible with proposed scope of effort and operations reflect reasonable economy and efficiency.

The “Cost to the Air Force” factor, in Phase II, will not be color rated but will be evaluated by the criteria described above. The SSA will consider the overall costs to the Air Force in making his best value determination. Zero cost to the Air Force is desired, and therefore, more important to the Air force than some cost to the Air Force.

The “Financial Strategy” subfactor/factor, in both phases, will be color rated using the system described in paragraph 5.3 above after an assessment is made for completeness, reasonableness and realism.

6.0 EVALUATION FACTORS

Evaluation factors for each Phase are described in the solicitation (see “Evaluation Factors”). Selection will be made to the Offeror proposing the most advantageous technical features and program benefits based upon an integrated assessment of the evaluation factors described below:

PHASE I:

Past Performance is the most important factor. Within Factor 1, subfactors are of equal importance. Within Factor 2, the subfactor 1 is most important and subfactors 2-4 are of lesser importance to subfactor 1 but of equal importance to each other.

Factor 1: Past Performance

- SUBFACTOR 1 - Activity/City Relations
- SUBFACTOR 2 - Customer Assessment
- SUBFACTOR 3 - Cost Performance
- SUBFACTOR 4 - Schedule

Factor 2: Preliminary Project Concept

- SUBFACTOR 1 - Financial Strategy
- SUBFACTOR 2 - Project Siting and Design Approach
- SUBFACTOR 3 – SMC Corporate Integrity
- SUBFACTOR 4 – Proposal Risk Assessment

PHASE II:

Factors are listed in descending order of importance. Subfactors are of equal importance.

FACTOR 1: COST TO THE AIR FORCE

FACTOR 2: FINANCIAL STRATEGY

FACTOR 3: FACILITY CAPABILITY

- i) SUBFACTOR 1 - Building Systems.
- ii) SUBFACTOR 2 - Facility Finishes and Furnishings.
- iii) SUBFACTOR 3 - Facility Capability – Core & Shell.
- iv) SUBFACTOR 4 - Integration with Area B.

FACTOR 4: PROJECT MANAGEMENT

- i) SUBFACTOR 1 - Availability, Allocation, and Control of Manpower.
- ii) SUBFACTOR 2 - Project Execution Plan.

FACTOR 5: PROPOSAL RISK.

FACTOR 6: PAST PERFORMANCE (carried forward from Phase I and updated if necessary if additional information becomes available.).

7.0 NON-GOVERNMENT PERSONNEL

- 7.1 Non-governmental consultants, including any local city, county or state representatives, will provide advisory services during this source selection and, as such, will be privy to proprietary information submitted by competing Offerors. Representatives of these firms also will work with each of the team leaders but will be restricted from participating as a voting member on any of the source selection evaluation teams. All non-government advisors will sign non-disclosure statements.
- 7.2 The release of proposal information to non-government advisors will be subject to the controls outlined herein. Non-government advisors will be allowed access to past performance information and proprietary financial data (dollar figures) contained in the cost proposal and any other area determined by the SSET Chairpersons.
- 7.3 Prohibitions. Non-government advisors will be prohibited from proposal rating, ranking, or recommending the selection of a source. However, it is anticipated that non-government advisors will be allowed to participate in Air Force decision making meetings such as SSAC (or SSET) sessions, or SSA briefings, when invited by the chairperson(s) to be present during a particular portion of the meeting if they are needed to provide specific technical information.
- 7.4 Organizational Conflict of Interest (OCI). OCI clauses are included in the contracts under which non-governmental technical advisors will provide support to this source selection. The OCI clauses require the companies and individual non-government advisors to protect Offeror proprietary data and government source selection information and prohibits the companies from otherwise participating as an Offeror, a subcontractor, or as a consultant to an Offeror/subcontractor in relation to this acquisition.
- 7.5 Permission from Offerors. Provisions will be included in the solicitation in order to obtain permission from Offerors for non-government advisors to have access to proposal information.

ATTACHMENT 1**PHASE III: RESOLUTION OF ADMINISTRATIVE DETAILS**

The objective of Phase III of the source selection process is to specify and document the details of the Selected Offeror's proposal, and assure that it will be implemented in a manner consistent with the basis on which the Successful Offeror was selected. These administrative details are non-negotiable, non-selection, closing details.

The Successful Offeror will be required to attend a kickoff meeting to identify all tasks and documents that must be completed prior to closing. The Air Force/Successful Offeror will establish a transition plan including but not limited to security, mobility, utility, facility operations, maintenance and management requirements.

The Air Force goal for closing the real estate transaction is sixty (60) days following approval of source selection. Execution of the real estate agreements shall be contingent upon satisfactory evidence that the Successful Offeror:

- Within ten (10) days of Air Force notification, provided a cash security deposit in the amount of \$250,000.
- Within ten (10) days of Air Force notification, provided proof of equity including, but not limited to amount and form of equity, location and number of account, financial institution and name of contact at the financial institution. For equity other than cash, describe the type, condition and location of the equity and the form of legal instruments necessary to transfer ownership of the equity to the project. Also describe how the value of the equity will be determined.
- Obtained a firm commitment for both construction and permanent financing, on the terms set forth in the Successful Offeror's proposal, contingent only upon closing within a specified time frame (not less than 90 days) following Air Force notification. If the Successful Offeror and the Air Force can obtain substantial advantage, in either interest rate or other financing terms, from closing more quickly, the Air Force may, in its sole discretion, accept a different period for closing the financing.
- Documentation. The Successful Offeror in proposed final form shall provide all documents required to be executed at closing within thirty (30) days following Air Force notification. If the Successful Offeror can show good cause for delay, the Air Force may, at its sole discretion, choose to extend this period or choose to proceed to the next Offeror.

APPENDIX F
AUTHORIZING LEGISLATION

P.L. 106-398, Defense Authorization Act for FY 2001, Sec. 2861

The Secretary of the Air Force may convey, by sale or lease upon such terms as the Secretary considers appropriate, all or any portion of the following parcels of real property, including any improvements thereon, at Los Angeles Air Force Base, California:

- (1) Approximately 42 acres in El Segundo, California, commonly known as Area A.
- (2) Approximately 52 acres in El Segundo, California, commonly known as Area B.
- (3) Approximately 13 acres in Hawthorne, California, commonly known as the Lawndale Annex.
- (4) Approximately 3.7 acres in Sun Valley, California, commonly known as the Armed Forces Radio and Television Service Broadcast Center.

(b) **CONSIDERATION.**—As consideration for the conveyance of real property under subsection (a), the recipient of the property shall provide for the design and construction on real property acceptable to the Secretary of one or more facilities to consolidate the mission and support functions at Los Angeles Air Force Base. Any such facility must comply with the seismic and safety design standards for Los Angeles County, California, in effect at the time the Secretary takes possession of the facility.

(c) **LEASEBACK AUTHORITY.**—If the fair market value of a facility to be provided as consideration for the conveyance of real property under subsection (a) exceeds the fair market value of the conveyed property, the Secretary may enter into a lease for the facility for a period not to exceed 10 years. Rental payments under the lease shall be established at the rate necessary to permit the lessor to re-cover, by the end of the lease term, the difference between the fair market value of a facility and the fair market value of the conveyed property. At the end of the lease, all right, title, and interest in the facility shall vest in the United States.

(d) **APPRAISAL OF PROPERTY.**—The Secretary shall obtain an appraisal of the fair market value of all property and facilities to be sold, leased, or acquired under this section. An appraisal shall be made by a qualified appraiser familiar with the type of property to be appraised. The Secretary shall consider the appraisals in determining whether a proposed conveyance accomplishes the purpose of this section and is in the interest of the United States. Appraisal reports shall not be released outside of the Federal Government, other than to the other party to a conveyance.

(e) **DESCRIPTION OF PROPERTY.**—The exact acreage and legal description of real property to be conveyed under subsection (a) or acquired under subsection (b) shall be determined by a survey satisfactory to the Secretary. The cost of the survey shall be borne by the recipient of the property.

(f) EXEMPTION.—Section 2696 of title 10, United States Code, does not apply to the conveyance authorized by subsection (a).

(g) ADDITIONAL TERMS AND CONDITIONS.—The Secretary may require such additional terms and conditions in connection with a conveyance under subsection (a) or a lease under subsection (c) as the Secretary considers appropriate to protect the interests of the United States.